



## Bright apartment with parking in upper area.- Sant Feliu de Guíxols

EXCLUSIVE APIALIA COSTA BRAVA.-Charming apartment located in the upper area of Sant Feliu de Guíxols, a ????? and well-connected location, ideal for year-round living or as a holiday home.

Upon entering the property, we find a spacious kitchen with a dining area, designed to offer comfort and practicality for everyday living. The kitchen is connected to an independent laundry area, adding functionality.

The living room is cosy and bright, with direct access to a balcony, perfect for enjoying outdoor moments. Thanks to its orientation, the apartment benefits from natural light for most of the day.

Price: **235.000 €**

The property offers three bedrooms, one of them a suite with a private bathroom. The other two bedrooms are versatile and suitable for various uses. There is also a second full bathroom.

The apartment is equipped with natural gas heating, ensuring comfort throughout the year.

Its location provides easy access to all essential services such as shops, schools and transport.

Additionally, the property includes a parking space in the same building and elevator a highly valued feature.

A complete and well-located home, ideal for enjoying life on the Costa Brava.

#### ADDITIONAL INFORMATION

#### PROPERTY FEATURES

Condition: EXCELENT

Usable area: 105 m

Built area: 92 m

Owner condition Large Holder : No

#### DOCUMENTATION

Occupancy certificate:CHG00457119001

Energy certificate:GCT3YWDTQ

## ECONOMIC CONDITIONS

Sale price: 235.000 eur

Agency fees: Included in the price

Taxes: Not included

Notary and registry costs: Not included, according to current tariffs  
Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Apartment
Situation:	Calle de Canigó, Sant Feliu de Guíxols, Baix Empordà	Built area:	105 m <sup>2</sup>
Useful area:	92 m <sup>2</sup>	Occup. cert.:	22/05/2034
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Lift:	Yes