



## Semi-detached house with terraces and pool.- Sant Feliu de Guíxols

EXCLUSIVA APIALIA COSTA BRAVA.- Bright semi-detached house located in a quiet residential area of Sant Feliu de Guíxols, ideal for those seeking space, comfort and a relaxed lifestyle on the Costa Brava.

At street level, the property offers a spacious garage with capacity for two vehicles, as well as a versatile room that can be used as a playroom, office or leisure area. From here, there is direct access to a private garden, which connects to the communal area and swimming pool.

On the first floor, there is a spacious and comfortable living-dining room with access to a balcony, providing natural light and ventilation. The large, functional

Price: **368.000 €**

kitchen opens onto a pleasant terrace, perfect for enjoying outdoor meals and sunny days. This floor also includes a guest toilet.

The second floor comprises three exterior bedrooms, all with built-in wardrobes and access to balconies. One of the bedrooms is an en-suite, offering additional privacy. There is also a second full bathroom on this level.

The property is completed by a rooftop terrace covering the entire house, featuring a laundry area and offering multiple possibilities as a solarium or relaxation space.

Located in a peaceful area yet close to all services and the town centre, this home is an excellent choice as a permanent residence or holiday home.

A great opportunity to enjoy the Costa Brava lifestyle.

#### ADDITIONAL INFORMATION

#### PROPERTY FEATURES

Condition: Good condition

Usable area: 131.90 sqm

Built area: 168 sqm

Owner status (Large Holder): Yes

Property located in a designated high-demand (regulated) area: Yes

#### DOCUMENTATION

Certificate of occupancy: CHG0534805007

Energy performance certificate: H5XW4V3L2

## FINANCIAL CONDITIONS

Sale price: 368,000

Agency fees: Included in the price

Taxes: Not included

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

Transaction:	Sale	Category:	Townhouse
Situation:	Calle Logroño, Sant Feliu de Guíxols, Baix Empordà	Built area:	168 m <sup>2</sup>
Useful area:	131 m <sup>2</sup>	Occup. cert.:	04/05/2031
Condition:		Rooms:	3
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Swimming pool:	Yes		