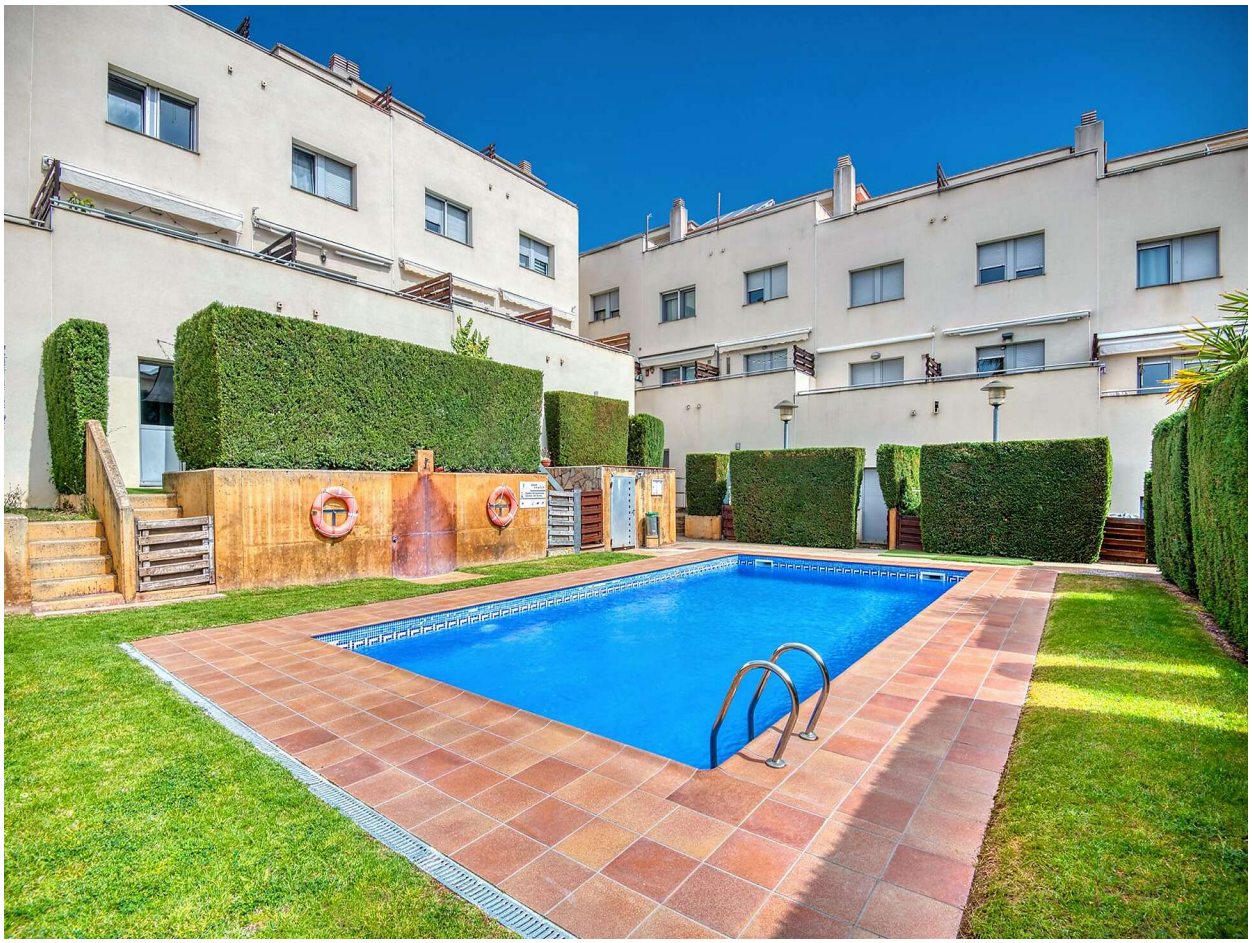
ref. MRC 3415



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

EXCLUSIVE APIALIA COSTA BRAVA

This bright semi-detached house is located in one of the most peaceful residential areas of Sant Feliu de Guíxols, presenting itself as an unbeatable option for those who prioritize spaciousness and well-being in the heart of the Costa Brava. The property stands out for its smart layout that successfully separates the daytime, resting, and leisure areas.

The street-level access welcomes us with a generous garage with capacity for two vehicles, complemented by a versatile multi-purpose room that can be adapted as a professional office, gym, or recreational area. From this same level, there is direct access to the private garden, an intimate space connected to the communal area and its swimming pool, ideal for enjoying the Mediterranean climate during the summer months.

Price: **358.000 €**

IMISA Costa Brava
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17251 Calonge
Girona, Espanya

On the main floor, the design focuses on bringing natural light into every room. The living-dining room stands out for its warmth and its direct access to a balcony, while the independent, spacious, and functional kitchen opens onto a private terrace perfect for organizing outdoor meals. A practical guest toilet completes the functionality of this social area.

The nighttime area is reserved for the second floor, where three exterior bedrooms are located, all equipped with fitted wardrobes and access to independent balconies. Among them, the master suite stands out for its privacy and comfort, supported by a second full bathroom that serves the remaining rooms.

As a final touch, the property features an impressive upper terrace that covers the entire footprint of the house. This space, which includes a laundry area, becomes an exceptional solarium with multiple possibilities of use. The strategic location of the property allows for absolute tranquility without giving up proximity to services, shops, and the town center, establishing itself as a perfect opportunity for a primary residence or a holiday home.

ADDITIONAL INFORMATION:
Property status: good
Net Internal Area: 142 m²
Gross Built Area: 168 m²
Energy Performance Certificate (EPC):
EPC Registration Number: H5XW4V3L2
Consumption: E 180 kWh/m² year
Emissions: E 38 kg CO2/m² year
Certificate of Occupancy: CHG01130513001
API Number: 0881-GI
AICAT Registration Number: 12800 Costa Brava Realty S.L.
Located in a rent-controlled area. Large property holder status.
Not included in the price: Property Transfer Tax (ITP, current rate in Catalonia), notary and registration fees according to tariff.
Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Townhouse
Situation:	Calle Logroño, Sant Feliu de Guíxols, Baix Empordà	Built area:	168 m^2
Useful area:	142 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes