ref. 3045



Exclusive APIALIA COSTA BRAVA

Located right in the heart of Sant Feliu de Guíxols and just a few steps from the beach, you will find this spectacular town house, completely renovated. A unique property that perfectly blends original authentic character with maximum modern comfort. It has a total built area of approximately 163 square meters, elegantly distributed over three floors.

The ground floor hosts the living area. Upon entering, you are welcomed by a bright open-concept space that integrates a cozy living-dining room with an open-plan kitchen and an open study, ideal for remote work. This level stands out for its excellent thermal comfort thanks to the underfloor heating system. From the living room, there is direct access to a charming private patio. It also has a functional bathroom with a shower.

The first floor is dedicated to the sleeping area and features three bedrooms: a spacious double bedroom and two single bedrooms perfect for children, guests, or a dressing room. It also includes a full bathroom with a shower. The entire floor is

Price: **580.000 €**

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equipped with ducted air conditioning, ensuring a pleasant indoor climate at any time of the year.

The top floor consists of a large multi-purpose space. This is an open-plan room that offers endless possibilities, whether as a leisure room, an art studio, a gym, or even an additional suite-style bedroom. From here, you can access a private terrace with beautiful views of Sant Feliu de Guíxols. The modern aerothermal system is installed on this floor, ensuring maximum energy efficiency.

The true oasis of the house is its pleasant patio of about 40 square meters designed on two levels, creating different atmospheres to enjoy the outdoors. It comes equipped with a barbecue area and a practical storage room, ideal for bicycles and extra storage.

This property is an idyllic choice for those seeking quality of life in the town center. It allows you to do without a car on a daily basis, as it has all essential services, shops, a varied gastronomic offer, and the beach just a comfortable stroll away.

Property status: renovated
Year of construction: 1960
Usable Area: 121 m²
Built Area: 197 m²
Energy Efficiency Certificate (EPC):
Consumption: C 65 kWh/m² year
Emissions: C 11 kg CO2/m² year
EPC Registration Number: VTC4N63CF
Certificate of Occupancy: CHG00115926001
API Number: 0881-GI
AICAT Registration Number: 12800 Costa Brava Realty S.L.
Not included in the price: Property Transfer Tax (ITP, current rate in Catalonia), notary, and registry fees according to tariff.
Fees: Real estate management fees (commissions) are included in the sale price.

Transaction:	Sale	Category:	Townhouse
Situation:	Calle de Sant Martirià, Sant Feliu de Guíxols, Baix Empordà	Built area:	197 m^2
Useful area:	121 m^2	Condition:	Perfect condition
Rooms:	3	Bathrooms:	2 bathrooms
Utility room/area:	Yes	Terrace:	Yes