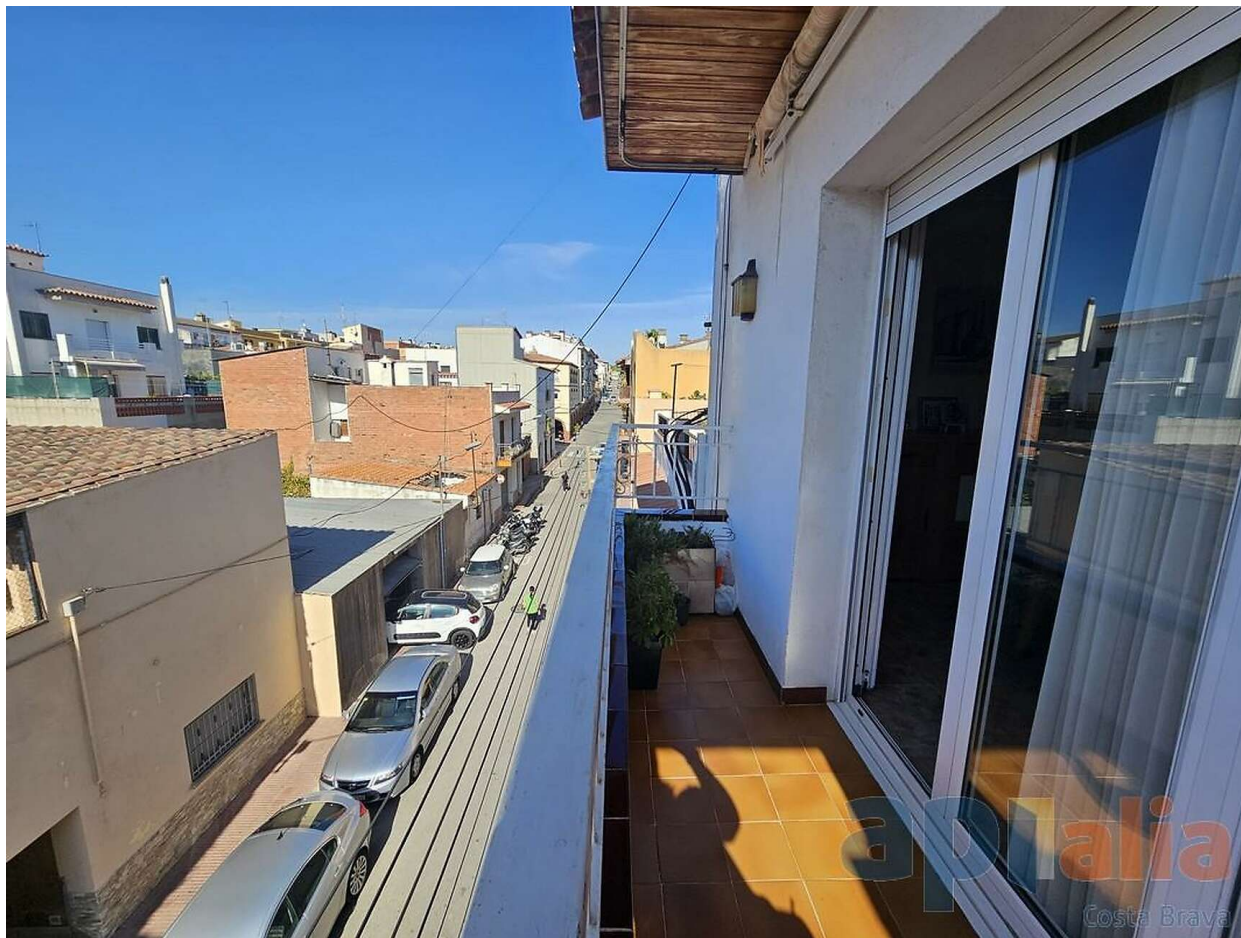




DUPLEX WITH TERRACE IN ST. FELIU DE GUÍXOLS

Exclusive to Apialia Costa Brava. A magnificent second-floor duplex, very light and airy with an excellent layout, situated in the Vilartagas area. The main floor features a large entrance hall, a spacious living-dining room opening onto a balcony, a fully fitted kitchen with dual access, two bedrooms opening onto a shared balcony, a full bathroom and a large usable space under the stairs. On the upper floor, there is a suite-style bedroom with an en-suite bathroom, a utility area and a spectacular panoramic terrace. A unique and highly functional home.

PROPERTY DETAILS Condition of the property: Good condition Usable floor area: 96,90m² Total floor area: 113m² Certificate of occupancy: valide Energy performance certificate: JCYLL7G XK Agency fees included in the sale price Taxes: not included in the sale price (ITP at the rate currently applicable in Catalonia) Notary and registration fees: not included, subject to current rates. Located in a high-demand area. Major shareholder: NO. Número API: 0881-GI, número registro: 12800

Price: 248.000 €

Transaction: Sale
Situation: Calle d'Almeria, Sant Feliu
de Guíxols, Baix Empordà
Useful area: 97 m²
Rooms: 3
Washing machine: Yes

Category: Duplex
Built area: 113 m²
Condition:
Bathrooms: 2 bathrooms