ref. MRC 3675



Spacious family apartment with parking and balcony.- Sant Feliu de Guíxols

APIALIA COSTA BRAVA EXCLUSIVE

Space, natural light and an excellent location just a 10-minute walk from the beach!

Discover this spacious apartment offering 136 m of built area and 120 m of usable living space, ideally located in Sant Feliu de Guíxols, close to shops, schools and everyday amenities.

The property features 4 bedrooms, 3 doubles and 1 single, making it ideal for families or anyone looking for additional space for a home office or guests.

Price: **345.000 €**

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17251 Calonge
Girona, Espanya

The bright and spacious living-dining room of approximately 28 m opens onto a balcony that can easily become a charming outdoor perfect for enjoying a morning coffee or relaxing in the fresh air.

The generous kitchen includes a dining area, while 2 full bathrooms with bathtubs provide added comfort for family living.

With all rooms facing outside and plenty of natural light, the apartment features double-glazed windows, natural gas heating and pre-installation for air conditioning, ready for a future climate control system.

Another major advantage is the private enclosed garage parking space, located within the same building and directly accessible by lift, providing convenience and security.

Its excellent location puts the town centre, the seafront promenade and the beach within a pleasant 10-minute walk.

A bright, spacious and conveniently located home, complete with the added benefit of secure enclosed parking.

Can you picture yourself living here? Contact us today to arrange a viewing!

ADDITIONAL INFORMATION

Property features

Condition: Excellent.

Usable area: 120 m .

Built area: 136 m .

Owner classified as a large property holder: No.

Documentation

Energy performance certificate: XN9MF1906.

Financial conditions

Sale price: €345,000.

Agency fees: Included in the price.

Taxes: Not included.

Notary and land-registry fees: Not included; according to applicable official rates.

API COL: 1102 AICAT: 5607Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Flat
Situation:	Calle de Pecher, Sant Feliu de Guíxols, Baix Empordà	Built area:	136 m^2
Useful area:	120 m^2	Condition:	
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Lift:	Yes