



**Spacious Semi-Detached House with Sea Views,
Tourist License, and Pool in Les Penyes.**

498.000 €

In the quiet area of Les Penyes, just 2 km from the beach and the center of Sant Feliu de Guíxols, we present this spacious semi-detached house with an excellent price-quality ratio: south-facing to enjoy maximum natural light, attractive sea views, and an official TOURIST LICENSE, ideal for both private use and profitable investment.

The house is part of a small block of seven homes with access to a communal garden and swimming pool. The ground floor offers immediate comfort: a fully equipped open-plan kitchen, adjoining dining area, guest toilet, and a bright living room with sliding doors opening onto a large terrace and a compact garden. At the front, there is an additional patio, with approximately 50 m² of outdoor space in total.

The sleeping area is located on the upper floor. The master bedroom, with a renovated en-suite bathroom, offers beautiful sea views and is equipped with air conditioning. There are two more double bedrooms with built-in wardrobes and a shared bathroom. The ground floor offers invaluable space: a large, multifunctional area with countless possibilities—guest room, study, playroom, or office. On the other side of the communal garden, you will find a secure garage of approximately 25 m².

The property is equipped with central heating and hot water via natural gas and aluminum windows with double glazing. The tourist license makes it even more attractive.

In summary: a proposal with guaranteed future potential for permanent residence or a solid investment as a second home.

Transaction:	Sale	Category:	House
Situation:	Camino de les Penyes, Sant Feliu de Guíxols, Baix Empordà	Built area:	162 m ²
Useful area:	140 m ²	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes















