



Bright ground floor apartment ready to move in.- 245.000 €
Sant Feliu de Guíxols

Bright ground floor apartment ready to move in, designed to offer comfort and practicality for everyday living.

Upon entering the property, a practical entrance hall leads to a spacious living-dining room, creating a welcoming and well-organised space that connects smoothly with the kitchen.

The sleeping area consists of two bedrooms, one of them an en-suite with its own bathroom, providing added privacy and comfort. The second bedroom is versatile and can easily be adapted as a guest room, office or multi-purpose space.

The apartment also features a second full bathroom, ensuring convenience for both residents and guests.

Thanks to its functional layout and natural brightness, this home is particularly pleasant to live in all year round.

Its excellent location offers easy access to supermarkets, schools, transport and all essential services, making it an ideal option both as a main residence or a second home on the Costa Brava.

A great opportunity for those looking for a practical, well-located property ready to enjoy from day one.

ADDITIONAL INFORMATION

PROPERTY FEATURES

Condition: VERY GOOD CONDITION
Usable area: 105 m
Built area: 55.83 m
Owner status as Large Property Holder: No

DOCUMENTATION

Certificate of occupancy: CHG01254325001
Energy performance certificate: 8DVQWH4H5

FINANCIAL CONDITIONS

Sale price: 245,000
Agency fees: Included in the price
Taxes: Not included
Notary and land registry fees: Not included, according to current tariffs

AICAT: 5607 - API COL. 1102Número API: 0980-GI, número registro: 5339

Transaction:	Sale	Category:	Flat
Situation:	Calle de Cabanyes, Sant Feliu de Guíxols, Baix Empordà	Built area:	67 m ²
Useful area:	55 m ²	Occup. cert.:	22/10/2040
Condition:		Rooms:	2
Bathrooms:	2 bathrooms	Lift:	Yes

















