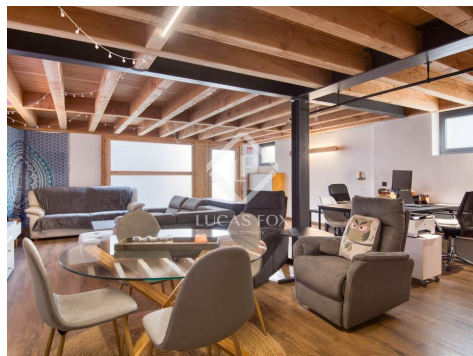
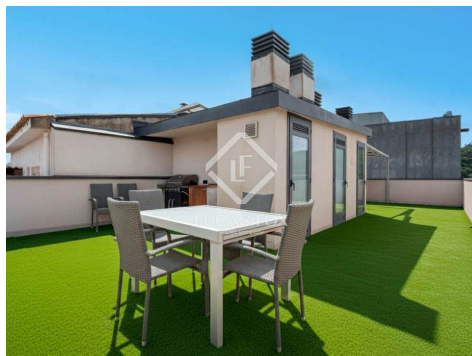
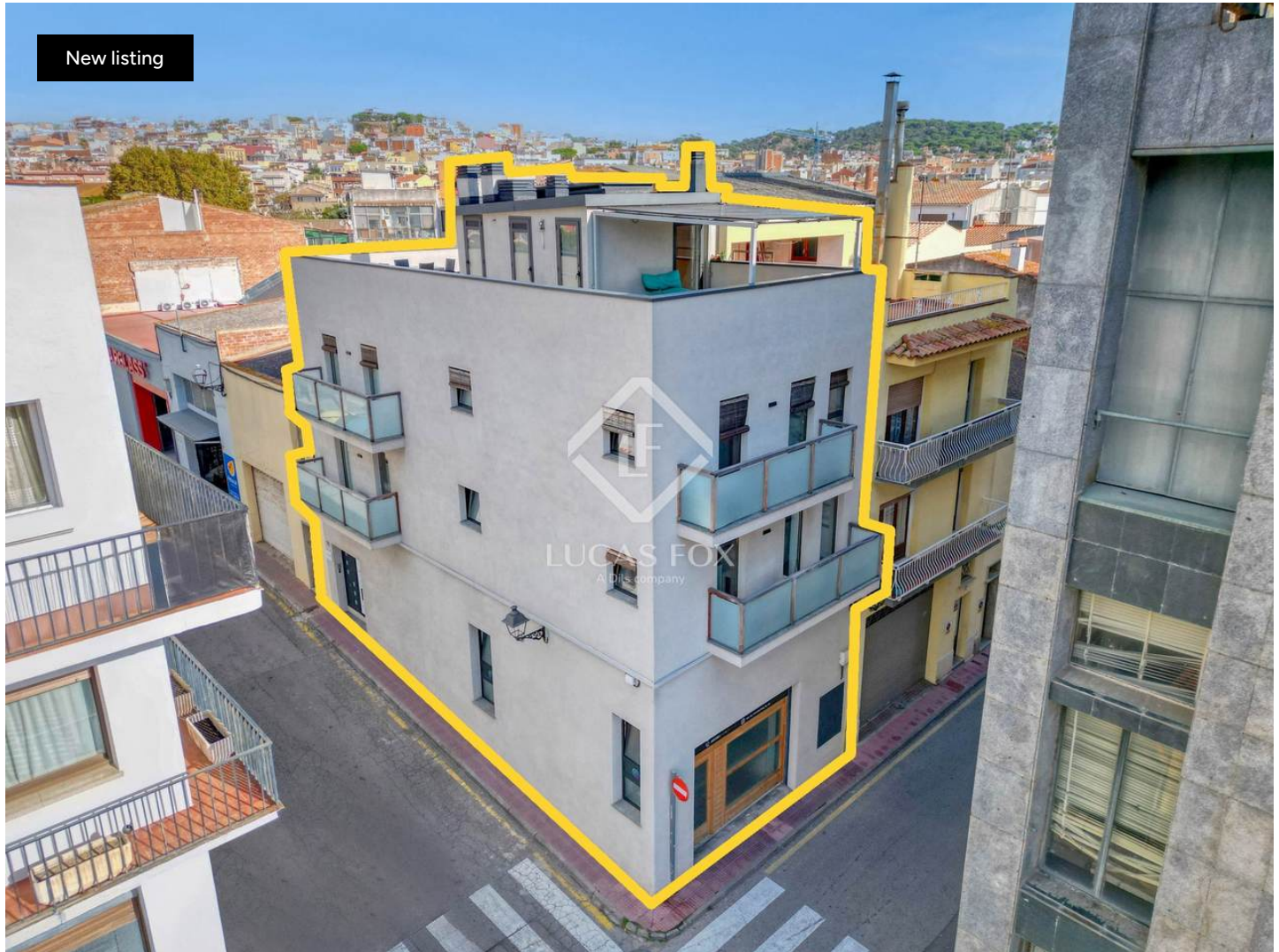


€775,000 House / Villa - For sale - New listing

## Excellent 7 Bedroom house / villa with 87m<sup>2</sup> terrace for sale in Sant Feliu

Spain » Costa Brava » Sant Feliu de Guíxols » 17220

7	3	318m <sup>2</sup>	100m <sup>2</sup>	87m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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€775,000 House / Villa - For sale - New listing

## Excellent 7 Bedroom house / villa with 87m<sup>2</sup> terrace for sale in Sant Feliu

Large property with up to 7 bedrooms and the possibility of layout it into two separate dwellings. A sustainable, efficient, and healthy home, built in 2021 with a cross-laminated timber (CLT) structure.

Located in the centre of Sant Feliu de Guíxols, just steps from the beach and all amenities, this impressive, sustainable, and energy-efficient single-family home was built in 2021 with a modern cross-laminated timber (CLT) structure. Its design combines contemporary architecture, comfort, and an eco-friendly philosophy, offering a healthy and energy-responsible living experience.

The house, with a total constructed area of 405 m<sup>2</sup>, has been designed to offer the highest level of thermal and acoustic comfort. Its dual-flow ventilation system with heat recovery maintains optimal temperature and humidity year-round, significantly reducing energy consumption and minimizing the need for conventional heating as the sole source of temperature control. Furthermore, the fireplace located on the first floor contributes to thermal control, providing heat to two floors.

Thanks to its versatile layout, this property can easily adapt to different lifestyles: a spacious family-friendly property, two independent apartments, or even a mixed residential and professional use, ideal for those looking to combine home and workspace in a privileged environment.

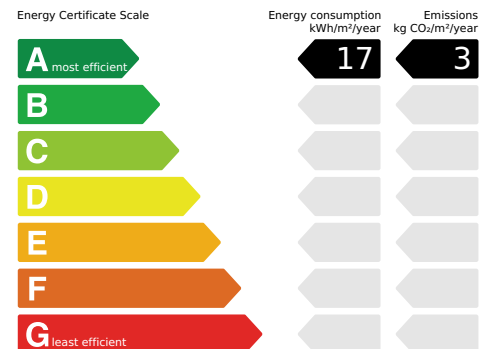
Furthermore, its A energy efficiency rating, the self-generation system using photovoltaic panels, the high-quality insulation, and the possibility of installing a lift or lift make this property a benchmark for sustainability and design. The over 80 m<sup>2</sup> rooftop terrace-solarium with a barbecue area and technical spaces completes the package, offering a perfect place to enjoy the Mediterranean climate in complete privacy.

In short, a unique property in the city centre, modern, functional and with advanced technology, ideal both for living all year round and for investing with tourist profitability with tourist room rentals (≈ €20,000 net per year from June to September).



[lucasfox.com/go/pda64350](https://lucasfox.com/go/pda64350)

Mountain views, Terrace, Natural light, Utility room, Solar panels, Playroom, Open kitchen, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Barbecue, Balcony, Air conditioning



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