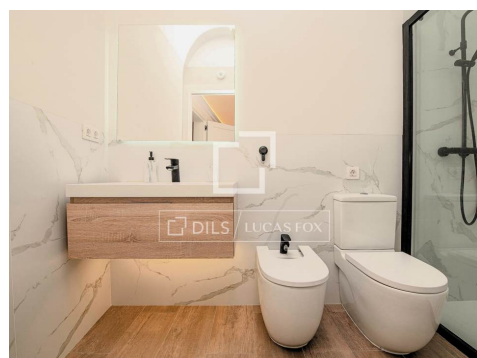


€1,350,000 House / Villa - For sale - New listing

Renovated townhouse with tourist licence and 3 terraces for sale in Sant Feliu de Guíxols

Spain » Costa Brava » Sant Feliu de Guíxols » 17220

11	7	400m ²	400m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 872 025 008 · platjadar@lucasfox.es · lucasfox.com · Avinguda Castell d'Aro 42, Girona, Spain

€1,350,000 House / Villa - For sale - New listing

Renovated townhouse with tourist licence and 3 terraces for sale in Sant Feliu de Guíxols

Exclusive renovated house with tourist license, 11 bedrooms, 7 bathrooms, large terraces, wine cellar, double garage and barbecue area, located a few minutes from the beach in Sant Feliu de Guíxols.

Lucas Fox presents this exclusive, renovated townhouse with a tourist license, located in the heart of Sant Feliu de Guíxols, one of the most emblematic towns on the Costa Brava. The property is just a few minutes' walk from the beach, the port, and the seafront promenade, in a prime location that combines residential tranquility with all amenities, restaurants, and shops within easy reach.

The property boasts approximately 400 m² of usable space and 450 m² of total built area according to the Land Registry, in addition to spacious outdoor terraces and separate annexes. It stands out for its ample capacity, versatility, and architectural character. This unique property is ideal for both large families and investors seeking a high-yield holiday rental thanks to its active tourist license.

The house has been completely refurbished with high-quality materials and meticulous attention to detail, preserving charming features and creating bright, functional, and welcoming spaces. The interior layout has been designed to offer privacy and comfort in every room.

On the main floor, you'll find an elegant living room with a fireplace and direct access to the exterior area with a barbecue, perfect for enjoying the Mediterranean climate year-round. The property features two fully equipped independent kitchens, one of which is located in the basement recreation area, ideal for celebrations, events, or catering.

The property offers a total of 11 bedrooms and 7 full bathrooms, comfortably accommodating a large number of guests. The floor also features a unique wine cellar with a Catalan vaulting and its own well, a space full of character that adds authenticity and exclusivity to the property.

Exterior, the three spacious terraces stand out, ideal as chill-out areas or outdoor dining room spaces, in addition to the private garage with capacity for two vehicles.

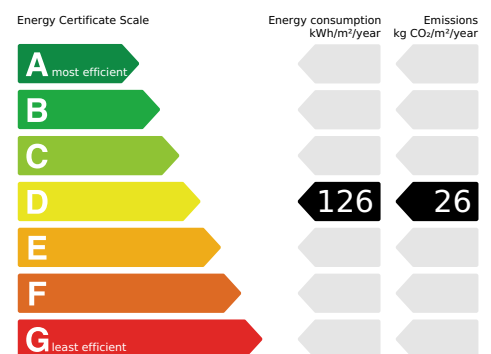
The property is in good condition and ready to move into.

Thanks to its strategic location, spaciousness and tourist license, this property represents an excellent opportunity both as a large family-friendly residence and as a high-level investment on the Costa Brava.



lucasfox.com/go/pda69459

Private garage, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area, Barbecue, Balcony, Alarm, Air conditioning



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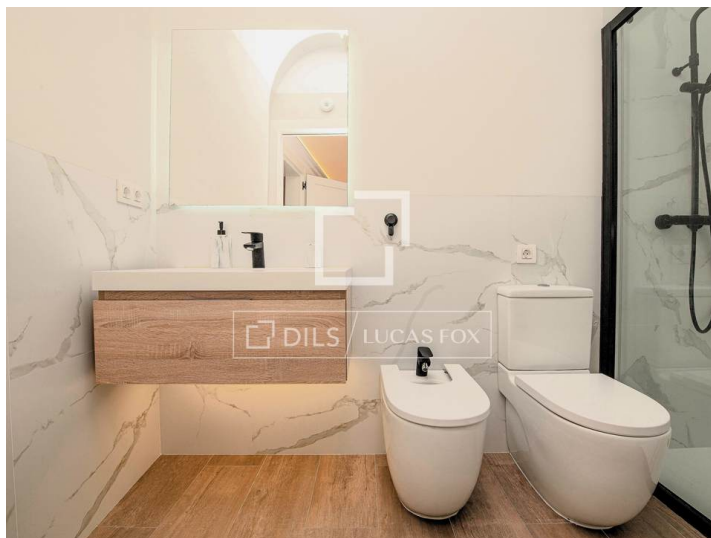
- Approximate location: Centre, Sant Feliu de Guíxols, Costa Brava.
- Property condition: renovated.
- Usable area: approx. 400 m²
- Built area: 450 m² according to the Cadastre.
- Independent annexes: private garage for 2 vehicles, outdoor terraces and wine cellar.
- Sale price: €1,350,000.
- The sale price does not include taxes, notary fees, registration fees or other expenses derived from the sale.
- Applicable taxes (ITP), as well as notary and registration fees, may vary depending on the buyer's profile and the specific conditions of the transaction.
- The owner is not a large property owner.
- Energy certificate:
 - Energy consumption: 126 kWh/m² year.
 - Emissions: 26 kg CO₂/m² year.
- Certificate of occupancy:
 - Reference: CHG006841****.
 - Certified usable area: pending incorporation.
 - Effective date: pending incorporation.
 - Full documentation available upon request.
- Marketed by Dils Lucas Fox (Lucas FF Platja d'Aro SL, CIF B55311658), acting as a real estate intermediary.
- AICAT No.: 8812.
- API No.: A12014.

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