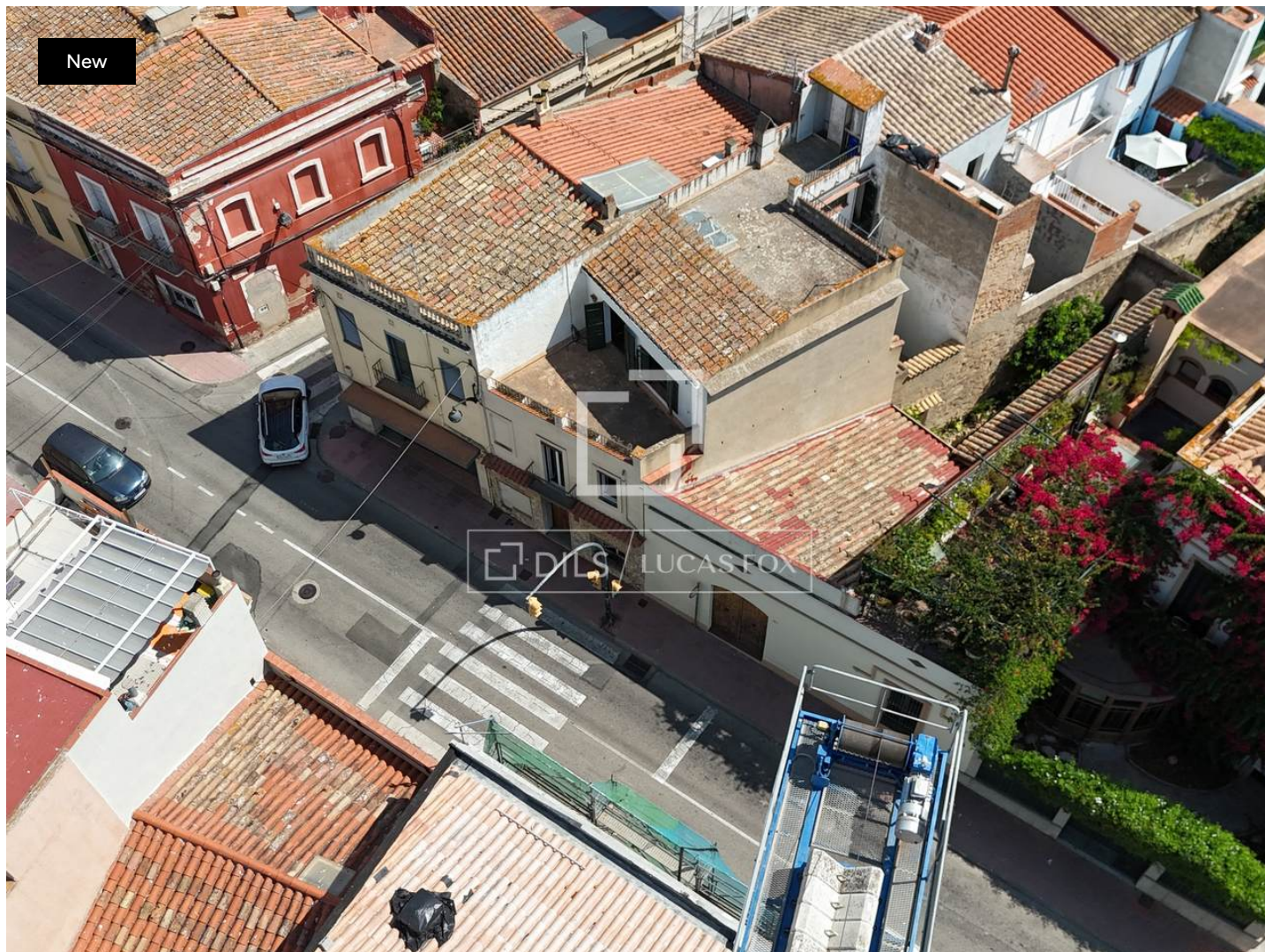


€399,000 House / Villa - For sale - New

4 Bedroom house / villa with 45m² terrace for sale in Sant Feliu, Costa Brava

Spain » Costa Brava » Sant Feliu de Guíxols » 17220

4	3	176m ²	45m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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€399,000 House / Villa - For sale - New

4 Bedroom house / villa with 45m² terrace for sale in Sant Feliu, Costa Brava

Charming three-story townhouse with a private patio and terrace, located just minutes from the centre of Sant Feliu. A property with great character, a versatile layout , and excellent renovation potential to create a unique living space.

Located on a quiet street in Sant Feliu de Guíxols, just minutes from the historic centre and only an 8-minute walk from the seafront promenade and the beach, this townhouse represents a magnificent opportunity for those who wish to enjoy the charm of a traditional property with the possibility of fully adapting it to a modern lifestyle. Its prime location provides easy access to all the town's amenities, shops, restaurants, and leisure areas , and it is also approximately 30 minutes from Girona-Costa Brava Airport, 40 minutes from Girona's AVE high-speed train station, and just over an hour from Barcelona.

Spread over three floors, the property retains the character of the area's traditional village homes, offering a solid structure and spaces with great potential for transformation. The ground floor houses the day area, comprising a spacious living room, a separate kitchen , and a pleasant private patio—a perfect space to create a summer dining room , a bedroom area , or a small Mediterranean garden where you can enjoy the climate year-round.

The upper floors are dedicated to the bedroom area and offer bright bedrooms, as well as various multipurpose spaces that can be easily adapted as an study, library, dressing room, games room , or even used to expand the number of bedrooms according to the future owner's needs. The floor terrace adds a special appeal to the property, making it the ideal place to design a cozy chill-out area, install a solarium, or create a space to relax in complete privacy.

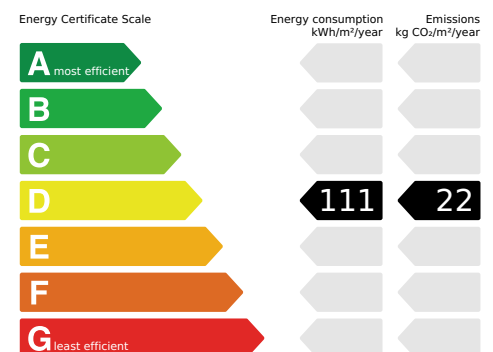
Thanks to its layout, architectural character and multiple renovation possibilities, this property allows for the development of a contemporary project without sacrificing the charm of the original elements that characterize the village houses of the Costa Brava.

In short, an ideal property for those seeking a permanent residence with character, a second home near the sea, or an excellent investment to renovate and increase in value in one of the most sought-after towns on the Costa Brava.



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Terrace, Natural light, Utility room, Storage room, Heating, Exterior, Equipped Kitchen, City views, Chill out area, Built-in wardrobes, Balcony

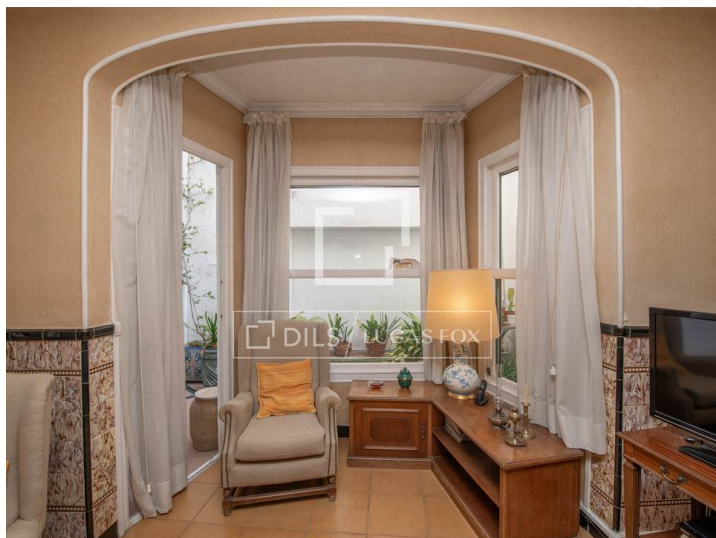


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4 Bedroom house / villa with 45m² terrace for sale in Sant Feliu, Costa Brava



The property is located in the centre of town and has 176 m² of usable floor space. The property is in a condition that warrants renovation, either partial or complete. The total sale price is €399,000. The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. The property has an available energy efficiency certificate. The certificate of occupancy is available upon request (CHG0031742****). Large Property Owner Status: No. Registration Numbers: AICAT 8812 and API A12014.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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