Domiyo Inversiones Inmobiliarias

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Caldes de Malavella

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Reference:	**VE120**
Property type:	Apartment
Sale/rent:	For sale
Price:	**240.000 €**
Condition:	Good condition

Address:	Joan Maragall 35
Floor:	1
Town:	Sant Feliu de Guíxols
Province:	Girona
Postal code:	17220
Zone:	Centro

Sqm built:	53	**Floor:**	stoneware	**Air conditioner:**	cold/hot
Garages:	1	**Hot water:**	individual	**Sqm terrace:**	56
Terraces:	1	**Heating energy:**	natural gas	**Bedrooms:**	1
Bathrooms:	1	**Antiquity:**	1993	**Outward/Inward:**	outward
Community fees/month:	50				

Description:

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Apartment with a large terrace in the centre of Sant Feliu de Guíxols located on Carrer Joan Maragall, right in the centre of Sant Feliu de Guíxols, just three streets back from the seafront, only a 5-minute walk from the beach and promenade and less than 2 minutes from the main shopping street and town centre.

According to the Land Registry (Cadastre), the property has approximately 53 m² plus a fantastic 56 m² terrace, ideal for enjoying the Costa Brava climate.

The apartment comprises a living-dining room with an open-plan kitchen and direct access to the terrace, one double bedroom with a double bed, wardrobe and direct terrace access, and a complete bathroom with bathtub.

The terrace features outdoor furniture and a practical covered area used as a laundry and storage space.

The property is located on the first floor without a lift. It also includes a parking space located less than a 5-minute walk from the apartment.

Sant Feliu de Guíxols is one of the most emblematic towns on the Costa Brava, offering beaches, a marina, shops, restaurants and services throughout the year. It is approximately 10 minutes from Platja d`Aro, 35 minutes from Girona and 1 hour 20 minutes from Barcelona.

An excellent option as a permanent residence or second home, particularly notable for its large terrace and excellent location close to both the town centre and the beach.

Notary and Land Registry fees, taxes and other expenses related to the purchase are not included in the price.

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