



Reference: **VEC107**
 Property type: Apartment
 Sale/rent: For sale
 Price: **420.000 €**
 Condition: Good condition



Address: Carrer d'Octavi Viader i Margarit
 Floor: 3
 Town: S'Agaró
 Province: Girona
 Postal code: 17220
 Zone: Urcatusa



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|----------------------------------|------------------------------------|------------------------|
| Sqm built: 102 | Floor: stoneware | Living area: 77 |
| Air conditioner: cold/hot | Hot water: individual | Sqm terrace: 8 |
| Terraces: 1 | Heating energy: natural gas | Bedrooms: 3 |
| Orientation: south | Bathrooms: 1 | Toilets: 1 |

Outward/Inward: outward

Description:

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We present this bright apartment for sale, located on the third and top floor of a well-maintained residential community, in one of the most sought-after areas between S`Agaró and Sant Feliu de Guíxols, just a few minutes` walk from the iconic Sant Pol beach.

Its excellent location allows you to enjoy the peace of a pleasant residential setting without giving up proximity to the sea, the seafront promenade, restaurants, services and all the charm that the Costa Brava offers all year round. An ideal property both as a main residence, second home or investment in one of the most valued locations on the Catalan coast.

The property offers 102 m² built and features a comfortable, functional and very well-used layout. Upon entering, a hallway leads to an independent kitchen in very good condition, with access to a practical utility/pantry area, where the recently renewed gas boiler is also located.

The day area stands out for its spaciousness and brightness, with a welcoming living-dining room that connects directly to a large outdoor terrace running the entire main façade of the building. From this space, you can enjoy pleasant sea views, with enough room to create an outdoor dining or chill-out area, ideal for enjoying the Mediterranean climate and outdoor lifestyle.

The night area consists of three sunny double bedrooms, all generously sized and equipped with built-in wardrobes. The main bedroom enjoys direct access to the terrace and sea views, adding an extra touch of comfort and exclusivity. A hallway with additional built-in storage leads to a full bathroom with shower and a guest toilet.

The apartment is part of a very well-kept community offering landscaped gardens, a large communal swimming pool, a children`s playground and concierge service, all of which enhance comfort and quality of life.

A property with great potential, an excellent location and all the qualities to become that apartment for sale in S`Agaró near the beach that so many buyers are currently looking for on the Costa Brava.

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