



Beautiful villa with stunning sea views and tourist license, located in the Casa Nova residential area in Sant Feliu de Guíxols. It has views of the Ardenya mountains, the sea and the town. 5 minutes by car from the center and the beach. Casa Nova is a quiet residential area where both Spaniards and foreigners live permanently or have their second residence. The neighborhood has a large community pool and a tennis court that only residents can access. The district borders a nature reserve where there are many hiking trails.

The upper floor is at street level and here you have the entrance, living room with fireplace followed by a terrace with fantastic views, kitchen, 2 double bedrooms of which 1 bedroom has an en-suite bathroom, laundry room and guest toilet. You have beautiful views from both bedrooms.

One floor below we find 2 more double bedrooms, 1 with an en-suite bathroom and a large garage. One of the bedrooms opens onto the terrace that leads to the pool. A beautiful garden has been landscaped in the rest of the plot.

The total constructed area of the 2 floors is 188 m² plus a 24 m² pool. The plot

Price: 519.000 €

has an area of 934 m². The house has wooden carpentry with double glazing on the upper floor and aluminum carpentry with double glazing on the ground floor, central heating with radiators (gas oil) and fans in all bedrooms.

APIALIA PRODUCT. PURCHASE EXPENSES: 10% ITP + Notary + Registration.

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	212 m ²
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	Plot:	934 m ²
Furnished:	Yes		