



**House for SALE in the CENTER of Sant Feliu de Guíxols for renovation.**

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This two-story house to renovate is a great opportunity to create the home of your dreams. On the ground floor, it has a spacious garage 15 meters deep and a 36 m<sup>2</sup> garden, perfect for enjoying the outdoors.

On the first floor, the house, although started, needs a complete renovation. Currently, it has three bedrooms, a bathroom, a kitchen, and a dining room with access to a south-facing terrace, ideal for making the most of natural light.

The property is a 13-minute walk (950m) from the beach, 400m from Gaziel school, and located on a low-traffic street with plenty of tranquility. According to the town hall's POUM, an additional floor can be built.

The real advantage of this property is that it is a blank canvas, allowing the buyer to redesign the layout and personalize each space to their liking, removing partitions and creating a unique and customized home.

Living in Sant Feliu de Guíxols offers multiple advantages: pleasant Mediterranean climate, beautiful beaches and coves, an ideal natural environment for outdoor activities, a rich cultural and

gastronomic offer, and a welcoming community. Additionally, its location on the Costa Brava provides easy access to other cities and tourist destinations in the region.

Taxes and expenses not included in the price.

Transaction	Sale	Category	Serial house
Situation	Baix Empordà	Surface area	181 m2
Rooms	3	Bathrooms	1 bathroom , 1 toilet
Parking	Yes	Garage	90 m2
Washing machine	Yes	Utility room/area	Yes
Terrace	17 m2	Courtyard	Yes
Garden	35 m2	Plot	143 m2
Balcony	Yes		

**Price**            **195.000 €**