



## House with swimming pool located less than 500 m from Sant Pol Beach, in a quiet residential area.

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Spacious house with 218 m<sup>2</sup> built area, featuring a communal swimming pool and garden. The property stands out for its open views and the privacy offered by both the house and the communal area. It also benefits from the convenience of a large private garage and a three-level elevator, ensuring accessibility for people with reduced mobility.

The property is distributed as follows:

-Main floor: a spacious open-plan kitchen with island, connected to the living-dining room, which enjoys wide views and direct access to the terrace. The terrace leads to the communal area shared by only 7 neighbours, with approximately 800 m<sup>2</sup> of landscaped gardens and a swimming pool. There is also a guest toilet on this floor.

-First floor: two double bedrooms and two full bathrooms. The master bedroom is en suite, with a balcony and sea views. The second bedroom is very large, as it was originally created by combining one double and one single bedroom, resulting in a very spacious room. Therefore, the fourth bedroom could easily be restored, as it originally existed.

-Second floor: a double bedroom with a toilet and a solarium-style terrace, offering the best views of the Sant Feliu bay. This room could also be used as a home office, playroom, etc.

-Basement level: a garage with space for two cars, the machine room, and a large multipurpose room currently used as a laundry and storage area, which could easily be converted into a gym, for example.

The property includes an elevator connecting all floors except the attic, and central gas heating.

Transaction	Sale
Category	Single family house
Situation	Nansaire, 31, Sant Feliu de Guíxols, Baix Empordà
Built area	218 m <sup>2</sup>
Occup. cert.	
Condition	
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Garage	35 m <sup>2</sup>
Washing machine	Yes
Swimming pool	Yes
Central heating	Yes
Plot	800 m <sup>2</sup>
Balcony	Yes
Lift	Yes

480.000 €



D - 140 kWh/m<sup>2</sup>  
D - 29 kg CO<sub>2</sub>/m<sup>2</sup>