



## Modern and bright house with pool in S'Agaró

Discover your new home in the heart of the Costa Brava. This spectacular home in S'Agaró, just 1 km from the beaches of Sa Conca, Sant Pol and Platja D'Aro, gives you the opportunity to live in an exceptional environment. Distributed on two levels, with a large garage and direct access from the street, this house is ready for you to enjoy life without worries. From the bright and spacious two-level living room, which includes a dining area and a sitting area overlooking the private pool, to the kitchen of your dreams with a central island where every detail has been meticulously thought out.

With four bedrooms, two of them with en-suite bathrooms, one of which has a dressing room and access to the garden, this house provides comfort and style. Large aluminum windows and double glazing in all rooms ensure a bright and welcoming experience.

The garden, with a covered porch perfect for summer nights, the pool and a clothesline area next to an olive tree, offer ideal spaces to relax with family and

Price: **725.000 €**

friends. Furthermore, the strategic location, just 5 minutes from Platja D'Aro and close to the prestigious towns of the Costa Brava, ensures a lifestyle full of charm and comfort.

With a generously sized garage capable of housing more than 3 cars. Diesel heating. Air conditioning in the living room, dining room and kitchen, with heat pump. Aluminum windows with thermal bridge. Laminated chamber glass 8+8, chamber 8. Motorized blinds.

Garbage collection €20 a month

Tax IBI €1650 annually

**APIALIA PRODUCT. PURCHASE EXPENSES: 10% ITP + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	352 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	665 m <sup>2</sup>