



Charming House with Panoramic Views and Pool

We present an exclusive two-story villa, located in a privileged environment that fuses the majesty of the sea with the serenity of the mountains, creating an unparalleled panorama. This property has been designed with comfort and elegance in mind, offering spacious and bright spaces that invite enjoyment and relaxation.

This home has three bedrooms and two full bathrooms, as well as a guest bathroom, distributed so that each space offers privacy and comfort. On the ground floor, there is a bright living room with a fireplace, perfect for family gatherings or simply to enjoy a moment of tranquility in front of the fire. The modern and fully equipped kitchen opens onto the living room, creating an open and functional environment. This floor is completed with two double bedrooms and a full bathroom with a bathtub, ideal for daily use. The covered terrace, accessible from the living room, offers additional space for outdoor enjoyment, connecting directly to the garden and pool, where the panoramic views of the sea and the mountains take centre stage.

Price: **595.000 €**

The first floor is dedicated to the master bedroom, a true haven of peace and privacy. This spacious bedroom has an en-suite bathroom equipped with a bathtub, where relaxing becomes an experience, and built-in wardrobes. The large covered terrace, accessible from the bedroom, offers stunning views and an intimate space to take in the scenery.

The finishes of the house are of high quality, highlighting the electric heating with ultra-thin plates, imported from Switzerland, which are very aesthetic while guaranteeing a warm and comfortable environment in any season of the year. The property is in excellent condition, reflecting the care and attention to detail by its owners.

This residence represents a unique opportunity to live in an environment of incomparable natural beauty, combining the tranquillity of life in the mountains with unparalleled views of the sea. It is an invitation to enjoy life at its finest, in a home designed for well-being and enjoyment.

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

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| Transaction: | Sale | Category: | Villa |
| Situation: | Baix Empordà | Surface area: | 215 m ² |
| Rooms: | 3 | Bathrooms: | 3 bathrooms |
| Parking: | Yes | Utility room/area: | Yes |
| Terrace: | Yes | Garden: | Yes |
| Swimming pool: | Yes | Central heating: | Yes |
| Plot: | 754 m ² | | |