



Located in one of the most serene areas of Vall Repòs, in Santa Cristina d'Aro, this magnificent villa emerges as a true oasis of peace and tranquility, just minutes from vibrant urban life. The urbanization, known for its meticulous design and warm, family atmosphere, is the perfect setting for families who want a safe and welcoming environment.

The property extends over a generous area of 400 m<sup>2</sup>, offering spacious and well-lit spaces. It has four large double bedrooms, three full bathrooms that combine functionality and design, and a living-dining room with a majestic atmosphere, with high ceilings that provide a feeling of spaciousness and freedom. The modern, open-concept kitchen integrates harmoniously into the space and provides direct access to an extensive terrace equipped with a barbecue, ideal for outdoor gatherings.

Outside, the villa is proud of its covered swimming pool and a private, meticulously maintained garden, which invites you to enjoy nature and the privileged climate of the region in any season.

Price: **1.100.000 €**

An added value of this property is its completely autonomous guest house, which includes three bedrooms, two bathrooms, kitchen and a living room. This area lends itself perfectly to hosting family and friends, or even to be considered as a source of income through rental.

The extensive 9,000 m<sup>2</sup> plot, adorned with green areas and fruit trees, ensures abundant space for outdoor recreation, complemented by ample parking areas. The presence of a tourist license adds considerable appeal, making this villa not only an ideal home, but also an outstanding investment opportunity.

We invite you to schedule a visit and personally discover all the qualities that make this villa an incomparable choice for those seeking a luxury lifestyle in an exceptional environment.

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

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	494 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Central heating:	Yes
Plot:	9.072 m <sup>2</sup>		