



Welcome to this beautifully renovated house located in the quiet and charming area of Urbanización La Canyera. A place where many residents reside permanently, enjoying the new infrastructure and serene environment that the neighborhood has to offer.

The house extends over two floors. Upon entering the upper floor you access the living room, which consists of a bright living-dining room with an open kitchen, three comfortable bedrooms and a modern bathroom with a shower. From the living room, sliding doors lead to the covered terrace, where you can enjoy beautiful views of the urbanization. This floor was heavily renovated in 2023, with a new open kitchen, bathroom, floors and partially renovated windows. The living room and master bedroom are air conditioned for added comfort.

On the ground floor there is a guest bedroom with private entrance and bathroom, as well as a large two-car garage and a multi-functional work/storage space.

The house is surrounded by a beautiful garden and a sunny terrace, where you can relax and enjoy the fresh air. The house is equipped with central heating by

Price: **359.000 €**

radiators (diesel), double glazing and wooden carpentry.

In the garden you have the option of building a small pool, but you can also use the large community pool that is located at the entrance of the neighborhood. APIALIA Costa Brava product.

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|------------------|-------|---------------|--------------------|
| Transaction:     | Sale  | Category:     | Villa              |
| Situation:       | Selva | Surface area: | 198 m <sup>2</sup> |
| Rooms:           | 4     | Bathrooms:    | 2 bathrooms        |
| Parking:         | Yes   | Terrace:      | Yes                |
| Central heating: | Yes   | Plot:         | 501 m <sup>2</sup> |