



**Villa located in the Mas Falquet urbanization. APIALIA COSTA BRAVA PRODUCT.**

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Very quiet urbanization nestled in nature and at the same time close to the urban center of the town. On a 622m<sup>2</sup> plot, a detached house of 223m<sup>2</sup> built, on two floors, with an interior elevator, four double bedrooms, two bathrooms with shower, a toilet, terrace with views, garden, closed garage for two cars plus outdoor parking.

1st main floor with entrance, toilet and fourth coat rack, we enter the large living room with access to the terrace with views and very sunny, newly renovated kitchen open to the dining room, quality appliances are included, the kitchen has a built-in stove, iron and deep fryer. , separate laundry room, double bedrooms facing the terrace, dressing room that leads to the office, bathroom with shower and in the living room we have the elevator.

Price: **442.000 €**

2nd floor which can be accessed by elevator or through the porch that overlooks the garden, we have a multipurpose room as a bedroom, plus two double bedrooms, a full bathroom with shower, a garage for two cars and a machine room with a workshop.

Extras of radiant heating on the main floor, in addition to gas heating, double-glazed aluminum closures, fireplace in the dining room, electric blinds, solar panels to heat the water and an underground tank to use rainwater for garden irrigation. House from 2006 built with the detailed supervision of the owners, in very good condition, with lots of light and privacy

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	223 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Central heating:	Yes
Plot:	622 m <sup>2</sup>	Lift:	Yes