



## Architectural chalet fully integrated into nature, Church area.- Santa Cristina d'Aro

Located on a large plot of 1,913 m<sup>2</sup>, this 280 m<sup>2</sup> house offers a peaceful setting surrounded by nature, with a private garden of 1,773 m<sup>2</sup>. The property, built in the 1980s, stands out for its modern architecture for the time and consists of two independent buildings, ideal for those seeking versatility in spaces. It is a work of the architect Esteve Bonell, recognized for important international works. He is also the winner of the prestigious international Mies van der Rohe award.

**Main house:** Distributed on three levels, the ground floor has a bright living-dining room with direct access to a terrace and the garden, a fully equipped kitchen, two large bedrooms and a full bathroom. From this floor, you can enjoy the fluid connection between the interior and the exterior, perfect for creating a relaxing environment. In the basement, a multipurpose space with access to the outside is currently used as a storage room, providing multiple possibilities for use. The upper floor offers a studio space open to the ground floor, along with three double bedrooms and a second full bathroom.

**Price: 690.000 €**

The house is divided into two separate bodies of rock, one for the home and the other for the studio. A 15x6m rectangle and a 6x6m square contain the programmatic aspects of a small holiday home and the studio by the painter Cesc. This annex, with two floors plus a terrace, has on the ground floor a kitchen open to the living-dining room, ideal for events or use as a guest house.

**APIALIA PRODUCT. PURCHASE EXPENSES NOT INCLUDED: 10% ITP + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	280 m <sup>2</sup>
Rooms:	5	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Land:	1.913 m <sup>2</sup>