



Modern 3 bedroom villa, all on one level, south facing with beautiful views

Beautiful modern single-storey villa in the exclusive residential area of ??Vizcondado de Cabanyes. Facing south, which guarantees natural light throughout the day, the property offers panoramic mountain views.

The property has a constructed area of ??179 m (140 m² house, 14 m² covered terrace, 25 m² pool) on a large plot of 919 m², ideal for enjoying plenty of privacy. The interior of the villa is an example of style and functionality, with three double bedrooms, one of them with an en-suite bathroom. The open kitchen, equipped with integrated Bosch appliances, is ideal for cooking lovers. It also has an extra bathroom and a laundry room with a boiler (new 2023). You can also enjoy a self-cleaning saltwater pool (2.5 x 10 m) equipped with an electrically operated cover. The air conditioning system and electric radiators guarantee comfort in all seasons. The spacious pool room (approx. 20 m²) also serves as a storage room for bicycles, garden furniture, etc. Sustainability is paramount in this villa, equipped with solar panels for electricity (installation 2022) and a low-maintenance garden with

Price: **775.000 €**

automatic irrigation. With a parking space included and an impeccable state of maintenance since its construction in 2017, this property is a unique opportunity to live the Mediterranean dream!

APIALIA Costa Brava product. PURCHASE COSTS NOT INCLUDED: 10% ITP + Notary + Registry.

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	179 m ²
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Central heating:	Yes
Plot:	919 m ²		