



EXCLUSIVE APIALIA COSTA BRAVA. Located in a quiet setting, in a small village with privileged and unobstructed views of the Palafrugell and Mont-ras surroundings.

Built in 2013, it is distributed as follows: Ground floor consisting of the main entrance, garage, an impressive designer staircase to access the first floor, a small sitting room, laundry room, a guest toilet, a home cinema and/or gym room, meeting room, two offices, and a bedroom with a private bathroom. This floor has an area of 250.67 sqm, allowing for the construction of a fully independent apartment or two small ones.

On the upper floor, we find: the living-dining room and open-plan kitchen, all integrated into a single space, a guest toilet, and three bedrooms with private bathrooms. All rooms are exterior-facing, bright, and offer views. The living room provides access to the outside, where the porch, swimming pool, and garden with a water well are located.

Geothermal energy is used for hot water and underfloor heating/cooling. There is a secondary private and very quiet path to access the house, surrounded by nature.

Price: **1.180.000 €**

Do not miss the opportunity to live in a unique place.

Property condition: Perfect

Net floor area: 347 m²

Built area: 548 m²

Energy Efficiency Certificate (EPC):

Consumption: D 105 kWh/sqm per year

Emissions: C 17 kg CO₂/sqm per year

EPC Registration number: R16CHG86Q

Occupancy Certificate: CHG00370014001

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: NOT located in a stressed market zone.

Large property owner: No

Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.

Fees: Real estate agency commissions are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Calle Font, Mont-ras, Baix Empordà	Built area:	548 m ²
Useful area:	347 m ²	Occup. cert.:	
Condition:		Rooms:	5
Bathrooms:	4 bathrooms	Parking:	Yes
Central heating:	Yes	Plot:	889 m ²
Lift:	Yes		