ref. IM-01569



A comfortable house on the Costa Brava: an exclusive refuge in S'Agaró

Discover the unique opportunity to own this charming property located less than five minutes by car from the serene beaches of S'agaró, in a peaceful urbanization that promises tranquility and privacy. This splendid residence, erected in 2006 and maintained in impeccable condition, invites you to live in it without the need for ado. It sits proudly on a 432 m² plot of land and displays a generous living space of 238 m², enriched with several terraces that embrace a saltwater infinity pool, adorned with delicate waterfalls, a jacuzzi and a cozy porch. These outdoor spaces are designed for delight and congregation, ideal for creating unforgettable memories with loved ones.

The home develops harmoniously over three levels, each offering its own charm. The main entrance introduces us to an elegant lobby that guides us to a bright living-dining room, characterized by its fireplace and large windows that bathe the space with natural light. The modern and fully equipped kitchen includes a barbecue area and offers direct access to the outside terrace, ideal for al fresco

Price: **725.000 €**

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dining. In addition, this level houses a guest toilet for greater comfort.

Going up to the first floor, we find the rest area, which includes three bedrooms and two full bathrooms. A suite-style room stands out, which not only enjoys access to a private terrace with dazzling views, but also has a dressing room and an en-suite bathroom equipped with a shower and jacuzzi, promising a haven of relaxation and privacy.

The lower floor reserves surprises such as a large garage, a multipurpose room with endless possibilities (from games room to gym), an additional bedroom, a toilet and a practical machine room.

Comfort and security come together in this residence, equipped with radiator heating, air conditioning and self-locking security shutters, ensuring an exceptional living environment. This property not only offers luxury housing, but an idyllic lifestyle, surrounded by natural beauty and serenity.

Transaction:	Sale	Category:	Villa
Situation:	Gramoia, S'Agaró, Baix Empordà	Built area:	238 m^2
Useful area:	170 m^2	Condition:	
Rooms:	4	Bathrooms:	4 bathrooms
Swimming pool:	Yes	Central heating:	Yes
Plot:	432 m^2		