



This impressive 649 m<sup>2</sup> property, located in the quiet Can Carbonell urbanization of Caldes de Malavella, offers an exceptional refuge for those seeking a lifestyle surrounded by nature and comfort. Sitting on a 2,000 m<sup>2</sup> plot, the house is presented as an oasis of luxury and exclusivity, carefully designed to satisfy the most demanding needs.

#### Exceptional interior spaces

The interior distribution of the house is characterized by its spaciousness and luminosity. Its 4 double bedrooms, all with custom carpentry and full bathrooms, are ideal for rest and relaxation. The living room, with a stone and marble fireplace, becomes the heart of the home, a perfect space to gather with family or friends. The fully equipped kitchen invites you to create unforgettable culinary moments.

#### Details that make the difference

The house is full of details that make it a unique place. The natural parquet floors throughout the house, the wooden staircase with glass details and the carpet in the

Price: **479.000 €**

bedrooms provide warmth and comfort. The high ceilings create a feeling of spaciousness and the large natural wood windows allow natural light to flood every corner.

### Endless amenities

The housing facilities never cease to surprise. The heated indoor pool with waterfalls and Mayan design invites relaxation and leisure. The cinema room, with a large fireplace, offers an ideal space to enjoy movies and series in company. The library-office, with custom-made natural wood carpentry, is a perfect refuge for work or reading.

### A privileged environment

The location of the house is another of its strong points. Surrounded by a magnificent garden area and nature, the Can Carbonell urbanization offers a quiet and safe environment, ideal for families with children. Its excellent access via the C-35 makes it an attractive option for those looking to live near the beach (20 minutes from Platja d'Aro and Tossa), the airport (17 minutes from Girona-Costa Brava Airport) and from the city of Barcelona (56 minutes). Just 7 minutes away is the town of Caldes de Malavella, and 5 minutes from Vidreres and Llagostera.

### A comprehensive project

The property is completed with an independent apartment of 100 m<sup>2</sup>, with a fully equipped open-plan kitchen, living-dining room, hall, dressing room, a double bedroom and a full bathroom. In addition, it has a comprehensive interior design project, security cameras and an outdoor Jacuzzi SPA for 6 people with LED lights and aromatherapy.

### A unique opportunity

This 649 m<sup>2</sup> house in Caldes de Malavella is a unique opportunity for those looking for a luxury property in a privileged environment. Its exceptional design, top-quality facilities and quiet location make it an ideal place to live and enjoy life to the fullest.

Transaction:	Sale	Category:	Villa
Municipality:	Selva	Surface area:	649 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	Land:	2.000 m <sup>2</sup>

Furnished: Yes