ref. IM-01610



This detached house built in 2008 offers an exceptional combination of comfort, spaciousness, and contact with nature. Located in a quiet and well-organized urbanization, it is just 10 minutes from Santa Cristina d'Aro and Calonge, and 15 minutes from Platja d'Aro, with all services and beaches of the Costa Brava within easy reach.

The plot, measuring 2,050 sqm, surrounded by native vegetation, provides privacy, natural light throughout the day thanks to its south orientation, and unobstructed mountain views that invite relaxation and a serene life.

The house is distributed on a single comfortable and functional floor: Spacious living-dining room with an inset fireplace, fully equipped kitchen, open to the outside through large windows; three double bedrooms, all with built-in wardrobes, two full bathrooms. This is complemented by a storage space, also ideal as a work area. It also features a terrace, balcony, and solarium with access from the living room, perfect for enjoying the views and surroundings. Closed garage with capacity for 3 or 4 vehicles. The house has hot/cold air conditioning and is prepared for the installation of radiators with a wood boiler, although it is

Price: **475.000 €**

**IMISA Costa Brava**
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

currently not in use due to its efficient thermal insulation and excellent south orientation.

The urbanization offers well-maintained roads, perimeter video surveillance, and a very collaborative neighborhood community.

Property condition: Perfect
Usable area: 78 m²
Built area: 193 m²
Energy Efficiency Certificate (EPC):
Consumption: G 322 kWh/sqm year
Emissions: E 54 kg CO2/sqm year
EPC Registration Number: W7JNTB8VH
Occupancy Certificate: CHG00585825001
API Number: 881
AICAT Registration Number: 12800 Costa Brava Realty S.L.
Located in a rent-stressed area.
Not included in the price: ITP (transfer tax at the current rate in Catalonia), notary and registry fees according to the official tariff.
Fees: Real estate management fees are included in the sale price.

| | | | |
|---|---|---|---|
| Transaction: | Sale | Category: | Villa |
| Situation: | urbanización Vall de Repos, Santa Cristina d'Aro, Baix Empordà | Built area: | 193 $m^2$ |
| Useful area: | 94 $m^2$ | Condition: | |
| Rooms: | 3 | Bathrooms: | 2 bathrooms |
| Parking: | Yes | Plot: | 1.920 $m^2$ |