



Fantastic house in the exclusive Bell Lloch II development. This property spans two floors with an excellent layout:

On the ground floor, you'll enjoy a spacious living-dining room with an open-plan American-style kitchen, known for its brightness and spaciousness. Additionally, there are two double bedrooms, a full bathroom, and a laundry area.

Upstairs, another cozy living room with direct access to a terrace awaits you, along with an impressive suite featuring its own full bathroom.

The house is equipped with diesel heating and aluminum carpentry, ensuring comfort and energy efficiency. The practically flat, fully fenced garden provides an ideal space for outdoor enjoyment. It also includes a garage for one car.

In impeccable condition, this property is very sunny and easy to maintain, perfect for enjoying exceptional quality of life.

APIALIA PRODUCT. PURCHASE COSTS NOT INCLUDED: ITP + Notary + Registry.

Price: **450.000 €**

Transaction: Sale  
Municipality: Baix Empordà  
Rooms: 3  
Parking: Yes  
Terrace: Yes

Category: Villa  
Surface area: 200 m<sup>2</sup>  
Bathrooms: 2 bathrooms  
Washing machine: Yes  
Land: 680 m<sup>2</sup>