



## RESTORED HOUSE IN ULTRAMORT WITH LARGE GARDEN, SALTWATER POOL AND TERRACE WITH VIEWS OF THE EMPORDÀ.

**EXCLUSIVE APIALIA COSTA BRAVA.** In the tranquil village of Ultramort, this magnificent estate stands out for its balance of modern comfort, tradition, and a location offering unforgettable views. With a 1,538 m<sup>2</sup> plot and a restoration completed in 2002, the property has been designed to fully enjoy the tranquility of the surroundings and its meticulously planned amenities.

The house, with a total built area of 372 m<sup>2</sup>, is distributed over three levels. In the basement, there is a 25 m<sup>2</sup> garage and an additional 83 m<sup>2</sup> space that offers multiple possibilities, whether as a storage area or adapted to your needs, as well as a full bathroom. On the ground floor, the heart of the home, a spacious and functional area opens up, comprising a living room, kitchen-dining room, three bedrooms, a bathroom, a gym, and a laundry room. All of this is complemented by two porches, one of them glazed with views of the garden and pool, ideal for watching the beautiful sunsets.

**Price: 850.000 €**

The first floor is a private retreat where the open-plan suite, complete with dressing room and bathroom, connects to a spectacular 70 m<sup>2</sup> terrace. From here, the views stretch from the Medes Islands to Mount Canigou, a true feast for the senses.

The exterior extends the tranquility offered by this property. A spacious garden with zoned automatic irrigation is complemented by a 36 m<sup>2</sup> saltwater pool, equipped with a saline chlorination system and automatic pH detector, perfect for enjoying at any time. Zoned exterior lighting highlights the details of the landscape, creating a magical ambiance as night falls.

Furthermore, the property boasts a range of features that guarantee comfort and security: an iron front door with reinforced glass, iron shutters on the windows, double-glazed sliding doors and windows, oil-fired central heating, air conditioning, a heat pump, a water supply system that combines municipal water, rainwater harvesting, and a well, and a water softener that optimizes water usage.

This property is not just a home, but a lifestyle in one of the most desirable corners of the Empordà region. Perfect for those seeking a haven where tranquility, privacy, and breathtaking views take center stage in everyday life.

**EXCLUSIVE APIALIA COSTA BRAVA. PURCHASE COSTS NOT INCLUDED: Transfer Tax + Notary Fees + Land Registry Fees.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	372 m <sup>2</sup>
Rooms:	4	Bathrooms:	4 bathrooms
Washing machine:	Yes	Swimming pool:	Yes
Land:	1.538 m <sup>2</sup>		