



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 m² 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 m², is distributed over three levels. In the basement, there is a 25 m² garage and an additional 83 m² 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 m² 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 m² 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.

Property condition: Good

Net floor area: 176 m²

Built area: m²

Energy Efficiency Certificate (EPC):

Consumption: E 268 kWh/m² per year

Emissions: F 70 kg CO₂/m² per year

EPC Registration number: M782KF6BN

Occupancy Certificate: CHG01185524001

API Number: 881

AICAT Registration number: 12800 Costa Brava Realty S.L.

Location: Located in a stressed market zone.

Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.

Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Major, Ultramort, Baix Empordà	Built area:	372 m ²
Useful area:	176 m ²	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	4 bathrooms	Washing machine:	Yes
Swimming pool:	Yes	Plot:	1.538 m ²