



HOUSE IN S'AGARÓ WITH POOL AND GARDEN

APIALIA COSTA BRAVA EXCLUSIVE. This magnificent detached villa is located in one of the most exclusive and peaceful areas of S'Agaró, a privileged setting where the silence is only broken by the Mediterranean breeze. Designed with an architecture that prioritizes natural light and spaciousness, the house stands on a plot surrounded by mature greenery, offering absolute privacy just minutes away from key local attractions.

Upon entering, you are welcomed by a home entirely designed for comfort and family life. The heart of the residence is a large living-dining room featuring a fireplace that creates a warm and cozy atmosphere during the winter months. This room opens into a unique glass-enclosed sunroom—a versatile, light-filled space perfect for an inspiring home office or a reading nook overlooking the lush garden. For more private moments, the property offers a second lounge, ideal as a cinema or relaxation room, while the spacious independent kitchen is a chef's dream, complete with a pantry and a practical laundry area.

Price: **850.000 €**

The sleeping quarters comprise four double bedrooms, all exterior-facing and generously sized, complemented by three large full bathrooms. The master suite stands out as a private sanctuary where you can gaze at the blue Mediterranean without even leaving your bed. The villa's charm reaches its peak in the outdoor area, where a sprawling lawn and mature trees wrap around the house like a natural wall of serenity. Strategically positioned to maximize sea views, the swimming pool features a chill-out area perfect for soaking in Costa Brava sunsets. Finally, a covered porch houses the summer dining area next to a built-in barbecue, making it the ideal spot for hosting friends and family.

PURCHASE COSTS NOT INCLUDED: ITP (Transfer Tax) + Notary + Registry.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	322 m ²
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Land:	774 m ²		