



## 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.

Property condition: Good condition

Net floor area: 225.4 m<sup>2</sup>

Built area: 322 m<sup>2</sup>

Energy Efficiency Certificate (EPC):

EPC Registration number: EG0237H0001

Consumption: F 287 kWh/sqm per year

Emissions: F 74 kg CO<sub>2</sub>/sqm per year

Occupancy Certificate: CHG00295026001

API Number: 881

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

Location: Located in a stressed market zone.

Large property owner: No

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 agency commissions are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Calle Eroles, S'Agaró, Baix Empordà	Built area:	322 m <sup>2</sup>
Useful area:	225 m <sup>2</sup>	Occup. cert.:	11/04/2041
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Swimming pool:	Yes	Plot:	774 m <sup>2</sup>