



## Wonderful house with a swimming pool

EXCLUSIVE APIALIA COSTA BRAVA. Stunning house with a private pool located at the entrance of the prestigious Bell-Iloch urbanization in Santa Cristina d'Aro.

Situated in a peaceful cul-de-sac, this property offers the perfect balance of privacy and convenience, just minutes from the town center. The Bell-Iloch urbanization is fully maintained by the local council, which means there are no community fees.

The home is designed for comfort, distributed entirely on a single floor. Upon entering, an inviting hallway leads to an open-plan kitchen and a bright, spacious living-dining room featuring a pellet stove and large sliding glass doors that open to the garden. The layout includes 4 bedrooms (one of which is an en-suite with a private bathroom) and a second independent bathroom with a bathtub, making it perfect for year-round living or as a holiday retreat.

The house is equipped with double-glazed aluminum window frames and a mixed heating system: underfloor heating in one area and propane gas radiators in the

Price: **495.000 €**

rest of the home.

A unique feature of this property is that it sits on two independent plots (two separate registered estates), providing an expansive garden on completely flat terrain. The front features a porch and an outdoor parking area, while the rear is a private oasis with a pool, garden, fruit trees, and a closed storage room.

Santa Cristina d'Aro is located in the heart of the Costa Brava, surrounded by natural landscapes and just a short drive from the exclusive beaches of Sant Feliu de Guíxols, S'Agaró, and Platja d'Aro.

### Property Details

Condition: good condition

Built area: 133.70 m<sup>2</sup>

Useful area: 111.86 m<sup>2</sup>

Energy Performance Certificate (EPC): Z88RQY9JP

Consumption: G, 320 kWh/m<sup>2</sup>

Emissions: F, 67 kg CO<sub>2</sub>/m<sup>2</sup>

Habitability Certificate: CHG01559413001

Located in a stressed housing area

The owner is not a large property holder

Not included in the price: property transfer tax (ITP), notary fees, and land registry fees.

Fees: real estate agent commissions are included in the sale price and are to be paid by the seller.

API Number: 0881-GI

AICAT: 12800

Transaction:	Sale	Category:	Villa
Situation:	Calle del Pla de la Pinassa, Santa Cristina d'Aro, Baix Empordà	Built area:	131 m <sup>2</sup>
Useful area:	111 m <sup>2</sup>	Occup. cert.:	CHG01559413001
Condition:		Rooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	1.089 m <sup>2</sup>		