



## Wonderful house with a swimming pool

APIALIA COSTA BRAVA.

Wonderful house with a swimming pool at the beginning of the Bell-lloch urbanisation, in Santa Cristina d Aro.

Just a few minutes from the town centre, yet in a very quiet and peaceful area. It is also worth noting that the Bell-lloch urbanisation has been officially taken over by the Santa Cristina Town Hall, meaning there are no community fees.

The house is located at the end of a street and is all on one level. Upon entering, you find a welcoming entrance hall, followed by an open-plan kitchen leading into a spacious living-dining room (with a pellet stove), featuring a sliding door that opens onto the front garden. With 4 bedrooms (one of them en suite) and an additional bathroom with a bathtub, this is a perfect home for year-round living or holidays.

The property features underfloor heating in part of the house, and propane gas radiators in the remaining areas, as well as large aluminium double-glazed

Price: **495.000 €**

windows.

The house is built on two plots (two registered properties), which provides a large garden area. At the front, there is a porch, vehicle access, and an open parking space.

At the rear, you will find the swimming pool surrounded by a garden with fruit trees, as well as a closed storage room.

The plot is completely flat, making it a very comfortable and practical property.

This is a great opportunity don't hesitate to come and visit it with us!

Santa Cristina d'Aro, located on the Costa Brava (Girona), stands out for its natural surroundings between the Gavarres mountains and the Ardenya massif. It offers a combination of mountain landscapes and proximity to beaches such as Sant Feliu de Guíxols, S'Agaró (Sant Pol beach), Platja d'Aro, Cala Sa Conca, etc. It is also approximately 30 minutes by car from Girona Airport.

Additional information:

The sale price does not include transfer taxes (ITP, according to the applicable rate for resale properties), nor notary and land registry fees.

Built area: 133.70 m

Usable area: 111.86 m

Condition: Good condition

Energy efficiency certificate: Z88RQY9JP

Consumption: G (320)

Emissions: F (67)

Certificate of occupancy: CHG01559413001

The property is not classified as a large holder

Located in a designated high-demand (stressed) housing area

Real estate agency fees are included in the sale price and are borne by the seller

Número API: 0881-GI, número registro: 12800

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