



**House surrounded by nature, enjoying spectacular mountain views, with a beautiful infinity swimming pool.**

#### EXCLUSIVE APIALIA COSTA BRAVA

House surrounded by nature, enjoying spectacular mountain views, set on a 1,040 m plot with a beautiful Infinity pool with a salt chlorination system and automatic cleaning

On the ground floor, there are 3 double bedrooms, one of which features a built-in wardrobe, plus 1 single bedroom, a well-maintained separate kitchen, and a living-dining room with a fireplace and direct access to a large terrace with breathtaking mountain views.

The property also includes a study/office area with a double bedroom, a garage, and a storage room, which can easily be converted into a guest studio or a multi-purpose room.

**Price: 360.000 €**

The residential community offers a large communal area with a bar-restaurant and swimming pool, as well as sports facilities.

A very welcoming home, solidly built and offered at a very attractive price.

The sale price does not include the taxes applicable to the transfer of ownership (Property Transfer Tax ITP at the applicable rate for resale properties, or VAT and Stamp Duty AJD in the case of a new-build property), nor the notary and Land Registry fees.

Areas: 169 m built and 89.94 m usable floor area.

Condition: renovation required.

Energy Performance Certificate (EPC): 8B3NJMT9K.

Energy Consumption: E (209).

Emissions: E (43).

Certificate of Occupancy: CHG00160822001.

The property is located in a designated stressed housing market area.

The property does not qualify as a large property holder ( gran tenedor ).

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

Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	House
Situation:	Santa Cristina d'Aro, Baix Empordà	Built area:	169 m <sup>2</sup>
Useful area:	89 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	965		