



## Detached house with terrace and garage.- La Canyera, Llagostera

EXCLUSIVE APIALIA COSTA BRAVA: Charming detached house located in the La Canyera residential area of Llagostera, set outside the town centre yet just a few minutes away, allowing you to enjoy peace and quiet without giving up essential daily services.

The property is entirely distributed on one level, providing comfort and functionality, and making it ideal both as a permanent residence and as a holiday home.

It features a spacious open-plan kitchen with dining and living area, creating a bright and welcoming space for everyday living and family gatherings.

Price: **350.000 €**

The sleeping area consists of three bedrooms and two full bathrooms, offering a practical and comfortable layout for families.

Outside, there is a large terrace with a barbecue area, perfect for enjoying the warm weather. The plot also offers enough space for the future construction of a swimming pool.

On the lower level, there is a large multipurpose room that can be adapted into a garage with capacity for two vehicles.

The house has a built area of 105 sqm and a usable area of 75.62 sqm.

An excellent opportunity for those seeking tranquility, space and proximity to services in Llagostera.

## ADDITIONAL INFORMATION

### PROPERTY FEATURES

Condition:GOOD

Usable area: 75.62 m

Built area: 105 m

Owner condition Large Holder: Yes/No

## DOCUMENTATION

Certificate of occupancy: CHG00895816001

Energy certificate:

## ECONOMIC CONDITIONS

Sale price: 350.000 €

Agency fees: Included in the price

Taxes: Not included

Notary and land registry fees: Not included, according to current regulations  
Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Villa
Situation:	Calle Begònia, Can Carbonell, Selva	Built area:	105 m <sup>2</sup>
Useful area:	75 m <sup>2</sup>	Occup. cert.:	CHG00895816001
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Plot:	499		