



EXCLUSIVE HOUSE IN AN IDYLIC ALT EMPORDÀ RESIDENTIAL AREA

Exclusive with Apialia Group:

Discover this stunning detached house located in an exclusive and peaceful residential area of Llançà, in the heart of Alt Empordà. A recently built property designed to offer comfort, privacy and a unique connection with nature.

Set on a generous 880 m² plot, the house enjoys direct access to breathtaking natural landscapes and the surrounding mountains of the Albera and Miralles Natural Park, making it the ideal home for those seeking tranquillity without compromising convenience.

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The property features a spacious garage with room for several vehicles, as well as a practical storage room. Its modern independent kitchen opens directly onto the

Price: **550.000 €**

garden, perfect for enjoying outdoor living throughout the year.

The sleeping area offers two bright double bedrooms and an elegant master suite with private bathroom. The spacious living-dining room, centred around a cosy fireplace, stands out thanks to its large windows that flood the interior with natural light while offering spectacular panoramic views of the surrounding natural environment.

Located in one of the area's most exclusive and peaceful residential settings, this home guarantees privacy and serenity while being just a five-minute walk from the town centre and all essential amenities.

A unique property to enjoy the true essence of the Costa Brava.

Energy Efficiency Certificate: 3X5Y188ZM

In accordance with current regulations, the owner does not qualify as a large property holder.

In accordance with art. 20.1 of the TRLGDCU, the property price does not include taxes or expenses, which shall be borne by the buyer. The transaction will be subject to Property Transfer Tax (ITP) or, where applicable, VAT and Stamp Duty (AJD), according to the applicable rate, in addition to notary and land registry fees (subject to official tariffs). The buyer shall not pay any real estate agency fees. If administrative management services for the transaction are contracted, the applicable financial conditions will be those expressly indicated and accepted. In the case of mortgage financing, the related costs shall be those agreed upon with the financial institution. Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Villa
Situation:	Calle de Sant Silvestre, Llançà, Alt Empordà	Built area:	293 m ²
Useful area:	270 m ²	Occup. cert.:	CHG0199707001
Condition:		Rooms:	3
Bathrooms:	2 bathrooms		