



Exclusive luxury house facing Lake Banyoles with swimming pool and spacious interiors

Exclusive with Apialia Group:

We present this unique high-end property in Banyoles, located in the town's most sought-after area, directly facing the lake and offering exceptional views and a privileged natural setting.

The property features 3 double bedrooms, 1 office, a spacious and bright living room, a separate kitchen, and a meeting room equipped with a projector, making it ideal for combining personal and professional life in one place.

It also offers 4 full bathrooms, a large private swimming pool, a barbecue area perfect for entertaining family and friends, and a spacious garage with room for two vehicles.

Exclusive location facing Lake Banyoles.

Luxury home with 3 double bedrooms plus an office.

Spacious and bright living room.

Separate kitchen and meeting room with projector.

Price: 798.000 €

4 full bathrooms.

Large private swimming pool and barbecue area.

Double garage.

A property that combines exclusivity, comfort, and the finest location in Banyoles, ideal for those seeking a luxury residence in the inland Costa Brava, surrounded by nature and with easy access to all amenities.

Habitation Certificate Ref.: CHG00384818001

Energy Performance Certificate Ref.: 13D3C1549

In accordance with current regulations, it is hereby stated that the owner does not hold the status of a large property holder.

In accordance with Article 20.1 of the Spanish General Law for the Protection of Consumers and Users (TRLGDCU), the property price does not include taxes or expenses, which shall be borne by the purchaser. The transaction will be subject to Property Transfer Tax (ITP) or, where applicable, VAT and Stamp Duty (AJD), according to the current rates, in addition to notary and land registry fees (subject to official tariffs). The purchaser shall not pay any real estate agency fees. Should the purchaser contract administrative management services for the transaction, the corresponding fees will be expressly indicated and accepted. In the case of mortgage financing, the associated costs will be those agreed upon with the financial institution.

Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Villa
Situation:	Calle de la Sardana, Banyoles, Pla de l'Estany	Built area:	412 m ²
Useful area:	290 m ²	Occup. cert.:	CHG00384818001
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Swimming pool:	Yes
Plot:	560 m ²	Furnished:	Yes