



## Charming villa with panoramic sea views and a tourist license.

**695.000 €**

The villa is distributed over two floors and has been designed to maximize both comfort and views. Upper floor (street level): Entrance with direct access to both the kitchen and the living room. Spacious and fully equipped kitchen with an exterior door to the side terrace. Very spacious living-dining room with large windows and doors opening onto the terrace. Large terrace with stunning views of the sea and the pool. Two spacious bedrooms, both with air conditioning: one with views of the front garden and the other with panoramic sea views and no less than five built-in wardrobes. Full bathroom with bathtub.

Lower floor: Apartment with a separate bedroom with air conditioning. Small living room with sofa bed, ideal as an additional guest room. Full bathroom with bathtub. Small kitchen. French doors leading to the terrace and the large swimming pool.

Outdoor space: Large saltwater pool (recently regouted). Terrace with beautiful views and plenty of space to relax. Separate storage room for garden furniture. Beautiful low-maintenance garden with driveway. Side terrace next to the kitchen, with views of the sea and the pool.

Other features: Central heating with oil (Buderus boiler, 1,500-liter oil tank). All windows have double glazing. Air conditioning in all rooms. Laundry room.

Listing by: Apialia Costa Brava

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	196 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Land:	926 m <sup>2</sup>		



























































