



**Two homes in one: Large estate with sea views and separate guest apartment 875.000 €**

APIALIA COSTA BRAVA PRODUCT. This property is truly unique thanks to its extraordinary spaciousness and intelligent layout, offering endless possibilities. Set on a large plot with open sea views, the house stands out for its ability to accommodate a large family or serve as an investment with independent living spaces.

**Main Residence: Two Homes in One**

The main house is cleverly designed as two independent apartments connected by an internal door, allowing them to be joined together or kept separate for privacy. The central feature is a large enclosed terrace, filled with natural light through wide windows, perfect for year-round use.

**Apartment A**

Layout: Cozy living room, fully equipped kitchen, 1 double bedroom, and a full bathroom. Ideal for guests or as a private main suite.

**Apartment B**

Layout: Perfect for everyday family living, with its own living room and separate kitchen.

Bedrooms: 2 double bedrooms and 2 single bedrooms.

Versatility: The two single rooms are interconnected and can be turned into a dressing room, playroom suite, or office, while still keeping individual access from the hallway.

Bathroom: One additional full bathroom serves this area.

**Guest Retreat & Leisure Area**

On the pool level there is a large independent studio, bright and spacious, with its own kitchen and bathroom – an ideal guest apartment.

Next to it:

Large covered terrace, perfect for summer dinners.  
Open terrace with barbecue area facing the pool.

Functionality: This floor also includes a closed garage and a large workshop/storage room with natural light.

Exterior & Surroundings

The garden is one of the highlights, spread over a large multi-level plot with panoramic sea views and space for different outdoor areas.

Additional details:

Heating: Oil-fired heating system throughout the house.

Condition: Solid, spacious property with excellent light in every room.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	351 m <sup>2</sup>
Rooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Swimming pool:	Yes
Land:	2.159		





























