



HOUSE IN S'AGARÓ WITH POOL AND GARDEN

850.000 €

EXCLUSIVA APIALIA COSTA BRAVA This magnificent detached villa is located in one of the most exclusive and peaceful areas of S'Agaró a privileged location where the silence is only broken by the Mediterranean breeze. Designed with an emphasis on natural light and spaciousness, the house stands on a plot surrounded by mature greenery, offering absolute privacy just minutes away from key local attractions.

Interiors Designed for Well-being

Upon entering, you are welcomed by a home designed for comfort and family life. The heart of the house is a large living-dining room featuring a fireplace, creating a warm and cozy atmosphere for the winter months. This room connects to a unique sun-drenched glass lounge, a versatile space perfect as an inspiring home office or a reading nook overlooking the lush garden.

For more private moments, the property offers a second living room, ideal as a media room or relaxation area. The large, independent kitchen is a dream for food enthusiasts, complete with a pantry and a practical laundry room.

The sleeping quarters consist of 4 double bedrooms, all exterior-facing and spacious, complemented by 3 large full bathrooms. The master suite stands out as a private sanctuary where you can gaze at the blue sea without even leaving your bed.

An Outdoor Oasis

Mediterranean charm is on full display in the outdoor area:

The Garden: A stretch of lawn and trees that wraps around the entire house, serving as a natural wall of serenity.

The Pool: Strategically placed to maximize sea views, featuring a chill-out area to enjoy the world-famous Costa Brava sunsets.

Dining Area: A covered porch houses the summer dining area, located next to a built-in barbecue the perfect spot for gatherings with friends and family.

PROPERTY INFORMATION

- Property condition: Good condition
- Usable area: 322 sqm
- Built area: 322 sqm
- Certificate of Habitability: CHG00295026001
- Energy certificate: EG0237H0001

The property price is as follows:

- Sale price: €850,000
- Agency fees: included in the price
- Taxes: not included
- Notary and land registry fees: not included, according to current tariffs AICAT : 5339 · API : 980.

Transaction:	Sale	Category:	House
Situation:	Calle Eroles, S'Agaró, Baix Empordà	Built area:	322 m ²
Useful area:	321 m ²	Occup. cert.:	11/04/2041
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Swimming pool:	Yes	Plot:	774 m ²





























