



## Villa for sale in Castell-Platja d'Aro

Charming villa with panoramic sea views and tourist license.

The villa is spread 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 exterior door to the side terrace. Very spacious living-dining room with large windows and doors that lead to the terrace. Large terrace with impressive views of the sea and the pool. Two large bedrooms, both with air conditioning: one with views of the front garden and the other with panoramic views of the sea and no less than five built-in wardrobes. Full bathroom with bathtub. Ground floor: Apartment with 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 large pool. Outdoor space: Large saltwater pool (recently re-grouted) Terrace with nice 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 facilities: Oil central heating (Buderus boiler, 1500 liter oil tank) All windows have double glazing.

Price: **695.000 €**

Air conditioning in all rooms. Laundry Product: Apialia Costa Brava

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