Immoserveis

ref. SG-01049



Villa for sale in Romanyà de la Selva

Charming rustic house in Romanyà de la Selva. Nature and tranquility.

Exclusive Apialia Costa Brava.
Nestled in a privileged natural setting, this cozy rustic-style house in Romanyà de la Selva offers a perfect retreat for those seeking peace and comfort.
Set on a large 1,827 m² plot surrounded by trees and vegetation, it ensures privacy and direct contact with nature. Built on a single level and fully adapted for people with reduced mobility, the property stands out for its functional and welcoming design.
The open-plan kitchen integrates seamlessly with the living-dining room, which features a large fireplace and direct access to a terrace overlooking the garden and pool. The outdoor area includes a covered barbecue space, ideal for enjoying time with family and friends.
The house offers:
1 main double bedroom with fireplace and adapted en-suite bathroom
1 additional double bedroom

Price: **559.000 €**

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1 full bathroom with shower
Garage converted into a separate bedroom with its own bathroom with shower, ideal for guests
Laundry area
Additionally, the plot includes a wooden bungalow with capacity for 2 people, perfect as extra space for children or visitors. It also has a covered parking area and gas heating for added comfort.
A unique property in an unbeatable location, ideal as a permanent residence or a second home for nature lovers.
Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate
Notary and Land Registry fees not included in the sale price: According to official rates

Transaction:	Sale	Category:	Villa
Situation:	Calle de Roques Altes, Santa Cristina d'Aro, Baix Empordà	Built area:	280 m^2
Useful area:	164 m^2	Condition:	Good condition
Bedrooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Terrace:	Yes
Swimming pool:	Yes	Plot:	1.827 m^2