



Villa for sale in S'Agaró

HOUSE IN S'AGARÓ WITH POOL AND GARDEN

Apialia Costa Brava Exclusive.

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,

Price: **850.000 €**

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.

Location: Eroles

Condition: Good condition

Built area: 322m²

Usable area: 225m²

Energy Efficiency certificate reference: EG0237H0001

Certificate of Occupancy reference: CHG00295026001

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 tariffs

AICAT Registration Number: 12007

API Number: 1154

Transaction:	Sale	Category:	Villa
Situation:	Calle Eroles, S'Agaró, Baix Empordà	Built area:	322 m ²
Useful area:	225 m ²	Occup. cert.:	11/04/2041
Condition:		Bedrooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Swimming pool:	Yes	Plot:	774 m ²