



Villa for sale in Sta. Cristinda d'Aro

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APIALIA COSTA BRAVA.

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Just a few minutes from the town centre, yet in a very quiet and peaceful area. It is also worth noting that the Bell-lloch urbanisation has been officially taken over by the Santa Cristina Town Hall, meaning there are no community fees.

The house is located at the end of a street and is all on one level. Upon entering, you find a welcoming entrance hall, followed by an open-plan kitchen leading into a spacious living-dining room (with a pellet stove), featuring a sliding door that opens onto the front garden. With 4 bedrooms (one of them en suite) and an additional bathroom with a bathtub, this is a perfect home for year-round living or holidays. The property features underfloor heating in part of the house, and propane gas radiators in the remaining areas, as well as large aluminium double-glazed windows.

Price: **478.000 €**

The house is built on two plots (two registered properties), which provides a large garden area. At the front, there is a porch, vehicle access, and an open parking space.

At the rear, you will find the swimming pool surrounded by a garden with fruit trees, as well as a closed storage room.

The plot is completely flat, making it a very comfortable and practical property. This is a great opportunity don't hesitate to come and visit it with us!

Santa Cristina d'Aro, located on the Costa Brava (Girona), stands out for its natural surroundings between the Gavarres mountains and the Ardenya massif. It offers a combination of mountain landscapes and proximity to beaches such as Sant Feliu de Guíxols, S'Agaró (Sant Pol beach), Platja d'Aro, Cala Sa Conca, etc. It is also approximately 30 minutes by car from Girona Airport.

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:	Pla de la Pinassa, Santa Cristina d'Aro, Baix Empordà	Built area:	131 m ²
Useful area:	111 m ²	Occup. cert.:	CHG01559413001
Condition:	Good condition	Bedrooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	1.089 m ²		