

## Modern style villa with private pool, garden and beautiful views to the green area, for sale in Playa d'Aro

Villa with interior patio, 4 bedrooms, 3 bathrooms, terraces and car garage , located 1.5 km to the golf course and 5.7 km to the beach



Modern villa with stunning views overlooking a protected green area, featuring a private pool and a flat garden. Located in a peaceful neighbourhood, just 1.5 km from the golf course, and 5.7 km from both the beach and the centre of Playa d'Aro.

Built in 2010 and fully refurbished, the villa spans two levels and includes a charming interior patio.

On the main floor, you'll find an entrance hall leading to a bright and spacious living-dining area with direct access to the terrace and pool, an open-plan fully equipped kitchen, one double bedroom with an en-suite bathroom, two additional double bedrooms, a shower room, guest toilet, and laundry room.

The first floor features a generously sized master bedroom with hill views and access to a large terrace, a dressing room, a bathroom, and a versatile multi-purpose room.

Additional amenities include a heat pump system and a double garage.

Additional purchase fees: 10% VAT +1,5% taxes +Notary fees and land registry fees

Bedrooms	4
Bathrooms	4
Surface	222 m²
Plot surface	1,386 m²
E. certificate	En cours
Parking	2
Terrace	✓
Views	✓
Aacc	✓
Heating	✓

Contact us today for more information or to arrange a viewing

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IMMOBILIER

*Costa Brava*

990,000 €

Ref. V330



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