

**Beautiful modern style villa for sale located in the centre of Llafranc**

Modern villa with 5 bedrooms, 4 bathrooms, fire place, terrace, garden, pool and 2 parking spaces



Beautiful modern style villa, located in the centre of the charming fishermen village of Llafranc and 5 mn walking distance to the beach with beautiful sea views, private pool and garden.

The villa, built in 2005 on 3 storeys offers

On the ground floor: the entrance hall, an independent studio with a double bedroom, a bathroom and a kitchen, then a study room and access to the garden and pool.

On the first floor, the main level with a large living dining room with fireplace and access to the terrace with barbecue, a fully equipped kitchen dining room, laundry room, 3 double bedrooms (one with en suite bathroom) and another bathroom.

On the top floor: the master bedroom with bathroom, dressing room and private terrace.

The villa is facing south and offers 2 parking place, central heating with gas and also floor heating, A/C system, automatic sprinklers, heated pool.

Additional purchase fees: 11% tax + Notary fees and land registry fees

Bedrooms	5
Bathrooms	4
Surface	484 m²
Plot surface	891 m²
E. certificate	E
Pool	✓
Terrace	✓
Views	✓
Aacc	✓
Heating	✓

Contact us today for more information or to arrange a viewing

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IMMOBILIER

*Costa Brava*

~~2,850,000 €~~

2,690,000 €

Ref. V894



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