

## Chalet de obra nueva con piscina y jardín, pa 1,3km de la playa en venta en Begur, Sa Punta

Villa de 4 dormitorios, 3 baños, amplio salón, parking y varias terrazas, situada cerca de la playa y a 2,7 km del campo de golf



Modern villa project with private swimming pool and garden, located in a quiet cul-de-sac just 1.3 km from the beach and 2.7 km from the golf course.

The house is distributed across three levels and includes a lift. The layout is as follows:

On the street level: Parking area for two cars, a 60 m<sup>2</sup> solarium, and an entrance hall with access to the lift.

On the main floor: Spacious 46 m<sup>2</sup> living-dining room with access to a 48 m<sup>2</sup> open terrace, the swimming pool, and a 31 m<sup>2</sup> poolside deck. Open-plan fully equipped kitchen, pantry, and guest toilet.

The sleeping area: Master bedroom with en-suite shower room and dressing room, one double bedroom with en-suite shower room, two additional double bedrooms, and a separate bathroom. All bedrooms have access to a terrace. Also includes a utility/machine room.

Built with high-quality materials, the villa features an arothermal climate system. Optional upgrades include an additional bedroom, an outdoor dining area on the terrace, or an extended terrace by the pool. Additional purchase fees: 11% ITP + Notary and Land Registry

Dormitorios	4
Baños	4
Superficie	130 m <sup>2</sup>
Superficie parcela	300 m <sup>2</sup>
C. energético	En cours
Parking	2
Piscina	✓
Vistas	✓
Aacc	✓
Calefacción	✓

Para más información o para concertar una cita

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*Costa Brava*

1,750,000 €

Ref. V272



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