



## Palafrugell - Villa



Bedrooms



Bathrooms

Area (m<sup>2</sup>)Land Area (m<sup>2</sup>)

Garage



Swimming Pool

3 950 000 €

(EUR €)

## Villa walking distance to the beach, for sale in Llafranc, Costa Brava

Exclusive property for sale in Llafranc 5 minutes walk from the beach.

This property consists of three houses located on a plot of 2,748 m<sup>2</sup>, ideal for a large family or to enjoy the company of totally independent guests. These three houses share a beautiful garden with abundant vegetation and a large private swimming pool. The privacy is total and absolute and the views over the bay of Llafranc are very pleasant.

The main house is the largest and has a cozy porch. In the day area we find a TV room with fireplace, a spacious living room with direct access to the garden and a stately dining room to comfortably gather a large group of diners. This is followed by a large kitchen with central island and office area, a large pantry and laundry room, courtesy toilets, a large master suite with fireplace and

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



a large bathroom and dressing room, an Andalusian-style interior patio, and a bathroom. service. a space with a bedroom and a bathroom.

The upper floor of the main house houses 2 full suites with their respective bathrooms and two bedrooms which share a full bathroom.

#### General Conditions:

The provided information is based on third-party data and is offered for informational purposes. It is presumed to be accurate, but the offer may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or withdrawal from the market without prior notice. Taxes related to the transaction (such as ITP, VAT, AJD), notary and registration fees are the responsibility of the buyer.

Large underground garage above which there is a large games and billiard room and a courtesy toilet. The main house has access to the large garden and swimming pool.

On the other side of the main house, in the garden, there is a large porch that gives us access to a very practical and comfortable second house with very nice views of the garden and the swimming pool. It comprises: entrance hall, large living room with fireplace with access to the terrace with view, kitchen, laundry room and four bedrooms.

In the corner at the end of the garden we find the third house, isolated and with total privacy and which has a magnificent covered terrace, a large living room, a kitchen and four bedrooms with two bathrooms.

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## Property Features

- Heating
- Dishwashing machine
- Fireplace
- Walk-in wardrobe
- Thermoaccumulator
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Built year: 1979
- Private condominium
- Drive way
- Basement
- Views: Sea views, Beach view, Marina view, Pool view, Village view, Garden view
- Guest cottage
- Pantry
- Walking distance to beach
- Central location
- Irrigation System
- Uninterrupted views
- Solar orientation: South, East
- Balcony
- Washing machine
- Fitted wardrobes
- Equipped kitchen
- Safe
- Pool
- Garden
- Garage
- Floors: 3
- Laundry
- Wine cellar
- Storage / utility room
- Security alarm
- Automatic irrigation
- Main drainage
- Quiet Location
- Parking space
- Barbecue
- Energetic certification: G
- Mains water

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