



## Begur - Villa



4 Bedrooms   
 3 Bathrooms   
 289 Area (m²)   
 1529 Land Area (m²)   
 Garage   
 Swimming Pool

2 480 000 €  
(EUR €)

## Fully renovated villa with fantastic sea views, private garden and pool only 8mn walk to the sea. Begur, Costa Brava

Nestled in the picturesque city of Girona, this stunning villa offers the perfect blend of luxury and comfort. With four spacious bedrooms and 3 bathrooms, this property is ideal for families or those who love to entertain guests. With its breathtaking sea views that will leave you captivated, this residence offers the unique privilege of direct access to a protected maritime area, where motor boat activity, fishing, and other disturbances are strictly prohibited.. The villa boasts a sleek and modern design, with a fully equipped kitchen laundry room, and storage area for added convenience.

Step outside onto the terrace and take in the breathtaking sea views while enjoying a barbecue with friends and family. The beautifully landscaped garden features a sparkling pool, perfect for cooling off on hot summer days. The property also includes a garage, driveway, and secure entry system for

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added peace of mind.

Conveniently located near the airport, beach, and golf course, this villa offers the perfect balance of tranquility and accessibility. With amenities such as air conditioning, heating, and electric shutters, every detail has been carefully considered to ensure maximum comfort. Plus, the property is in good condition, meaning you can move in and start enjoying your new home right away.

Don't miss out on the opportunity to own this exceptional property in Girona. Schedule a viewing today and experience the epitome of luxury living.

Modern villa, located just a few meters from the sea in Begur, promises an idyllic coastal lifestyle. With breathtaking views that will leave you captivated, this residence offers the unique privilege of direct access to a protected maritime area, where motor boat activity, fishing, and other disturbances are strictly prohibited.

Spread across two levels, the villa encompasses a total built area of 260 square meters. On the first level, you are greeted by a welcoming entrance that sets the stage for the luxurious experience that awaits. The expansive living-dining room takes center stage, boasting panoramic sea views that create an ever-changing backdrop for your daily activities. Adjacent to the living area, a well-appointed kitchen provides a delightful space for culinary creations. The master suite, also showcasing magnificent sea views, offers a serene retreat for relaxation. Completing the first level a summer dining room with terrace and infinity pool, where you can bask in the sun while taking in the awe-inspiring coastal scenery.

On the lower level (Level 0), three spacious double bedrooms and two bathroom await, each featuring captivating sea views and direct access to the sprawling 1529 square meter garden. Garage and storeroom.

Designed to provide a seamless indoor-outdoor living experience, these bedrooms offer a tranquil haven where you can unwind and soak in the natural beauty that surrounds you.

What sets this villa apart is the potential for expansion. With the possibility to construct an additional level, measuring nearly 90 square meters, you can create a new space that takes full advantage of the magnificent views on offer.

This villa epitomizes coastal living, combining stunning sea views, access to a protected maritime area, and an array of possibilities for personalization and expansion.

#### 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.

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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Thermoaccumulator
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Furnished
- Floors: 2
- Drive way
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Main drainage
- Quiet Location
- Irrigation System
- Security door
- Energetic certification: E
- Mains water
- Washing machine
- Air conditioning
- Equipped kitchen
- Pool
- Garden
- Garage
- Built year: 2005
- Laundry
- Kitchenette
- Views: Sea views, Beach view, Pool view, Garden view
- Security alarm
- Electric shutters
- Automatic irrigation
- Walking distance to beach
- Parking space
- Barbecue
- Uninterrupted views
- Solar orientation: South, East

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