



## Single-family home with pool and large outdoor area in Vidreres.

Ideal for outdoor living with a BBQ area, pool and spacious patio.

Beautiful single-family home located in the Aiguaviva Parc Urbanization, Vidreres (Girona)  
329,000 € - In good condition - Usable area 98 m<sup>2</sup> - Built area 206 m<sup>2</sup> - 3 bedrooms - 2 bathrooms (1 interior + 1 in the pool area) - Private pool - Built-in barbecue - Solar panels - Garage - Annex studio (bedroom + bathroom)  
Energy certificate in force no. Z04FRJCTY, Valid occupancy certificate no. CHG01077124001.

Located in a quiet area of Aiguaviva, this charming single-family home is perfect for families seeking comfort and a spectacular outdoor space designed for year-round enjoyment. The property perfectly combines functional design with a strong commitment to sustainability, thanks to its recent installation of solar panels.

### Cozy Interior:

The interior of the home offers a spacious living-dining room dominated by a warm fireplace, ideal for creating a cozy atmosphere in winter. The fully independent kitchen is equipped with appliances and features a practical space for a table for everyday meals. The comfortable rooms ensure the family's restful sleep.

### Spectacular Multi-level Exterior:

The true highlight of this house is its extensive exterior, cleverly distributed over several levels connected by charming rustic stone stairs:

**Entrance Porch:** A cozy covered porch, defined by a classic balustrade, features space for a summer dining area and is highlighted by a beautiful and elegant carved stone bench.

**Pool and Bar Area:** On the upper level, a refreshing private pool is complemented by a fantastic covered outdoor bar. This leisure corner is fully equipped with a solid stone countertop, sink, and fridge space. Additionally, for added convenience, this area includes a practical exterior courtesy bathroom and a shower.

**Terraces and Barbecue:** Spacious patios paved with irregular stones lead you to a spectacular built-in barbecue. The environment is adorned with beautiful trees, including a large olive tree and fruit trees, creating the perfect setting for large outdoor celebrations.

### Equipment and Finishes:

The property features a covered garage with direct access, a side patio perfect for service or storage, and a security system (alarm). The facades combine a Mediterranean style with natural stone cladding, adding character and solidity to the construction.

**Expansion opportunity:** Adjacent to the house, there is an independent construction. It is a space with immense potential, ideal as a guest studio, professional office, or play area, already equipped with bedroom and full bathroom.

Transaction	Sale
Category	Single family house
Municipality	Selva
Surface area	206 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Garage	Surface area
Terrace	Surface area
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Land	1.284 m <sup>2</sup>
Furnished	Yes
Outdoor area	Yes

329.000 €



B - 9 kWh/m<sup>2</sup>  
C - 56 kg CO<sub>2</sub>/m<sup>2</sup>