



## Family home with sea views and great potential in Los Pinares

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Magnificent house at the entrance of the Los Pinares urbanisation, with quick access and spectacular panoramic sea and mountain views. 311 m<sup>2</sup> built on a private plot of 1,915 m<sup>2</sup>.

It has four double bedrooms, two single bedrooms, and 3 full bathrooms. The bright day area connects a large living-dining room with the main terrace, while the kitchen-diner has access to a barbecue area.

The lower floor surprises with a 90 m<sup>2</sup> multi-purpose room, a blank canvas for a games room, gym, or guest apartment.

The exterior is a privilege: a beautiful garden with terraces and a large flat space ideal for building the pool of your dreams. A unique opportunity for its space, privacy, and location 3 km from Lloret.

Exclusive product of Apialia Costa Brava Sud

In compliance with Law 3/2017 of the sixth book of the Civil Code of Catalonia, the client is informed that notary fees, registration fees, applicable taxes (ITP or VAT-IAJD), and other expenses inherent to the sale and purchase are not included in the price.

Transaction	Sale
Category	Villa
Municipality	Selva
Surface area	311 m <sup>2</sup>
Rooms	6
Bathrooms	3 bathrooms
Parking	Yes
Utility room/area	Yes
Terrace	Yes
Land	1.915

385.000 €



F - 307 kWh/m<sup>2</sup>  
F - 66 kg CO<sub>2</sub>/m<sup>2</sup>