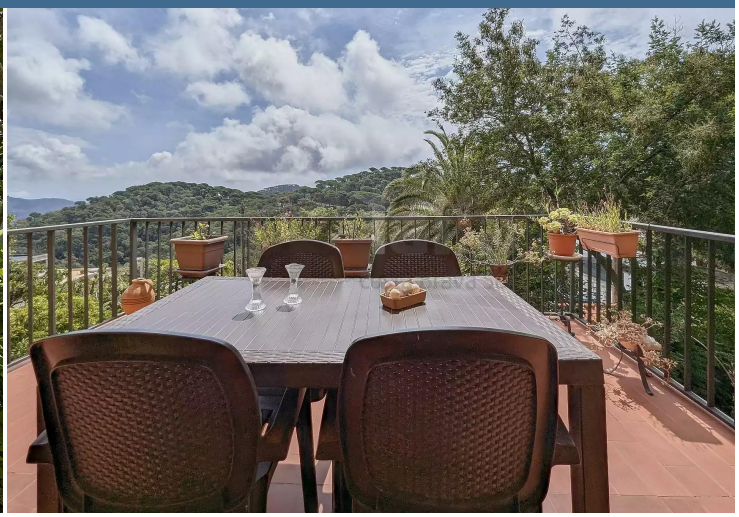
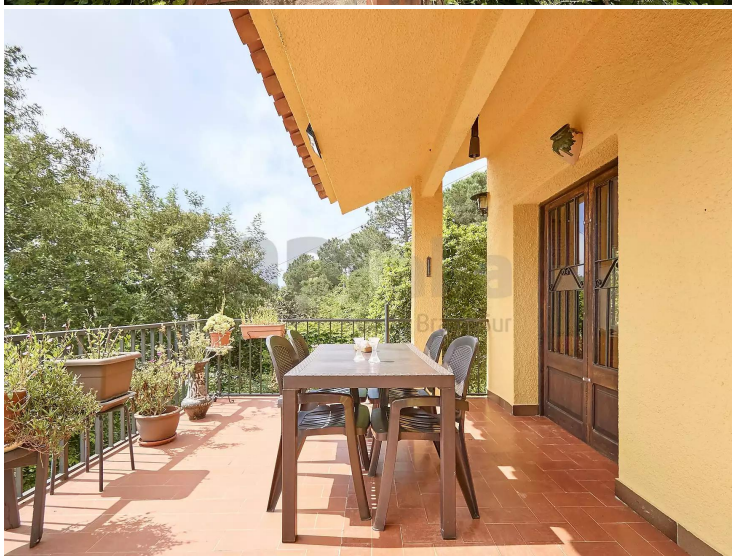
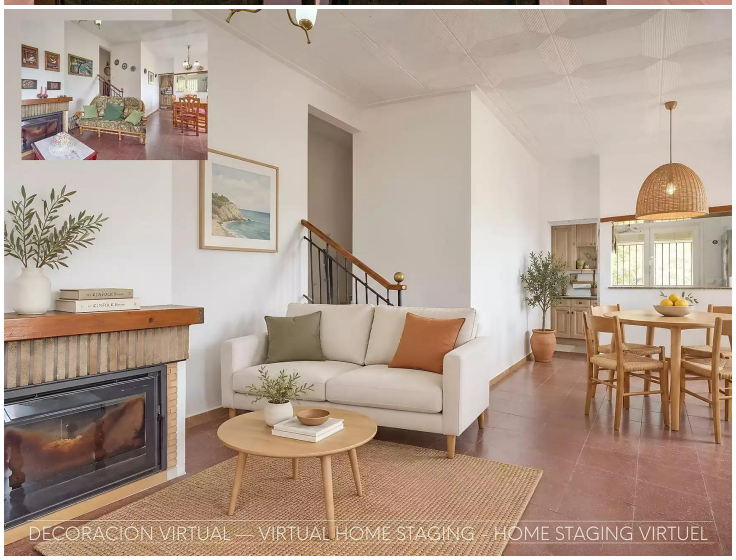







DECORACIÓN VIRTUAL — VIRTUAL HOME STAGING - HOME STAGING VIRTUEL

# House with large garden, terraces and an upper floor with its own entrance

The charm of Serra Brava: house with large garden, terraces and an upper floor with its own entrance

The APIALIA Costa Brava Sud network is pleased to present this charming house in Serra Brava, immaculately kept and designed for outdoor living. A welcoming home with garden, terraces and privacy, ideal for families who value outdoor space and gatherings around the table.

Outdoor space to enjoy all year round
The house sits on a 747 m  plot, carefully laid out. At the entrance there is a convenient parking area, and from there a path lined with plants and fruit trees leads you to the front door.

There are two entrances. At the front, a cosy covered porch-terrace with open mountain views, perfect for relaxing. At the back, a large terrace with barbecue area and garden, the ideal spot for summer lunches outdoors.

Two floors, cleverly laid out
A compact house with a very smart layout: 6 bedrooms, 2 bathrooms and a large storage space.

- Ground floor (73 m  built): split-level and full of character. Living-dining room with fireplace, fitted kitchen, three bedrooms (one of them small, ideal as a home office or child's room) and a full bathroom.
- Upper floor (46 m  built): fully independent access via an external staircase. Three bedrooms and a shower room: perfect for guests or family, or to give older children their own space.
- Lower level: beneath the house there is a large storage area, ideal as a storeroom or workshop. The extra space every family appreciates.

A lovingly kept home for families looking for space, a garden and tranquillity on the Costa Brava. Come and see it: you will feel at home from the very first moment.

Floor areas as per the Land Registry. The storage space on the lower level is not included in the declared built area.

In accordance with Law 3/2017 on Book Six of the Civil Code of Catalonia, the buyer is informed that notary and land registry fees, applicable taxes (ITP, or VAT and AJD stamp duty) and other costs inherent to the purchase are not included in the price.
Condition: good. Energy rating: G. Energy certificate registration: 61BSB2JNW. Large holder ("gran tenidor"): no. Número API: A14265, número registro: 13420

| | |
|---|---|
| Transaction | Sale |
| Category | Villa |
| Situation | Calle de les Suredes, Lloret de Mar, Selva |
| Built area | 140 $m^2$ |
| Useful area | 101 $m^2$ |
| Condition | |
| Rooms | 6 |
| Bathrooms | 2 bathrooms |
| Utility room/area | Yes |
| Plot | 747 $m^2$ |
| Furnished | Yes |

359.000 €




**G** - 353 kWh/$m^2$
**G** - 85 kg $CO_2$/$m^2$