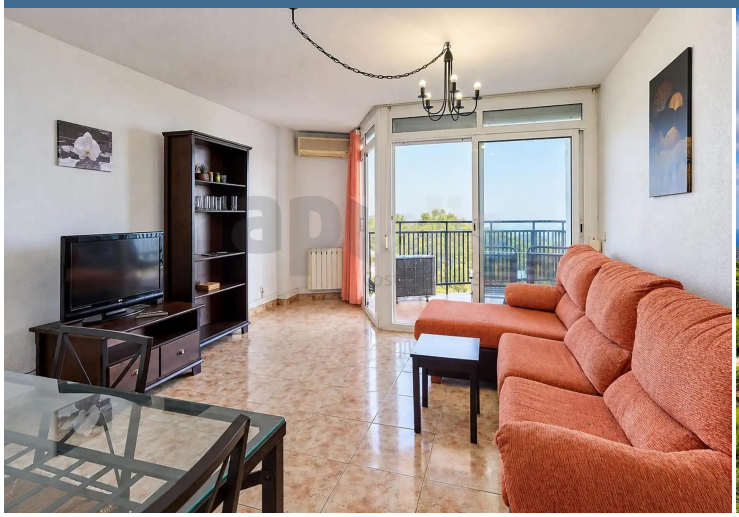





Live and work facing the sea: 3 bedrooms with pool in Canyelles

Live and work facing the sea: 3 bedrooms with pool in Canyelles
Fifth-floor apartment with lift in Torre Canyelles, in a very quiet area surrounded by nature, yet close to everything. The views over the sea and the residential area are the real highlight of the home.
Facing south-east, it enjoys the morning light. It offers 65 m of usable space (71 m built), very well laid out, plus an 8 m covered terrace, ideal for breakfast or working with a sea view.
Layout
20 m living-dining room opening onto the terrace
Equipped kitchen with an adjoining 5 m utility room, which can be incorporated into the kitchen or used as a pantry or storage room
3 bedrooms: the main one of 12.75 m , plus two of 7.75 and 6.84 m
One bathroom
Condition and features
Renovated a few years ago and hardly used. Aluminium windows, stoneware floors and a kitchen in good condition. Air conditioning in the dining area and electric heaters throughout. Sold furnished.
The building
Communal swimming pool, recreation area and free parking for residents, in an area where parking is easy.
Location
1.5 km from Canyelles beach and 4 km from Lloret town centre and its beach.
Perfect as a main or holiday home. Also ideal for anyone working from home: few offices come with views like these.
Ref. 17-P-1148
Exclusive listing of Apialia Costa Brava Sud.

In accordance with Law 3/2017 on Book Six of the Civil Code of Catalonia, the client is informed that notary and land registry fees, the applicable taxes (ITP transfer tax or VAT and AJD stamp duty) and any other costs inherent to the purchase are not included in the price.
Energy rating: E (consumption) / E (emissions) · No. M8T1XRK0X
Número API: A14265, número registro: 13420

Transaction	Sale
Category	Apartment
Situation	Lloret de Mar, Selva
Built area	77 m^2
Useful area	63 m^2
Condition	
Rooms	3
Bathrooms	1 bathroom
Parking	Yes
Washing machine	Yes
Swimming pool	Yes
Lift	Yes

205.000 €



E - 210 kWh/m^2
E - 41 kg CO_2/m^2