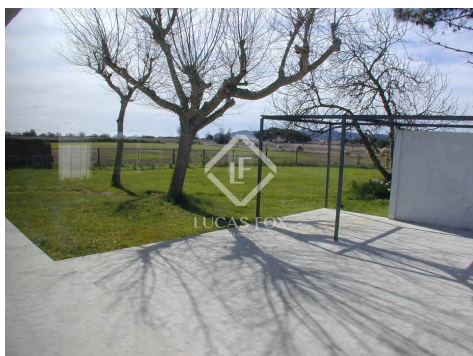
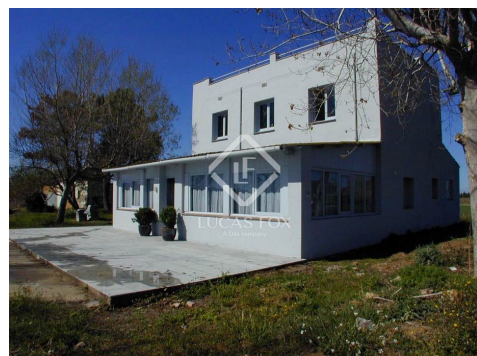


€850,000 House / Villa - Sold

## Unique first line Costa Brava property to buy 200m from the beach

Spain » Girona » Baix Empordà » 17257

4	3	302m <sup>2</sup>	10,222m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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€850,000 House / Villa - Sold

## Unique first line Costa Brava property to buy 200m from the beach

### Unique Costa Brava property with sea views, just 200m from the sandy beach in a protected area.

This is a rare opportunity to acquire a unique first line Costa Brava property in a prime area of the coastline set in 1ha of private land.

This one-off property is located in a natural reserve where the river "Ter" meets the Mediterranean Sea and is only 200m from a beautiful sandy beach - accessible across the sand dunes in front of the house.

There are three restaurants within walking distance of the house and the bustling town of Torroella de Montgrí, with its supermarkets, cafés and bars is only 6 km away. The property is also just a few minutes drive from one of the Costa Brava's finest golf courses - Golf Empordà.

This unique property was built in the 1970s and is divided into 2 buildings. The 220 m<sup>2</sup> main house is constructed over 2 levels and was fully renovated by the current owner in 1999, a second building of 82 m<sup>2</sup> is currently used for storage.

The main house comprises 4 bedrooms (2 at ground floor level, 2 en-suites on the first floor) and the ground floor living room, dining room and kitchen opens out onto the terrace and barbecue area. The first floor bedrooms boasts tropical wood floors and all enjoy lovely sea views. There is also access to a large roof terrace.

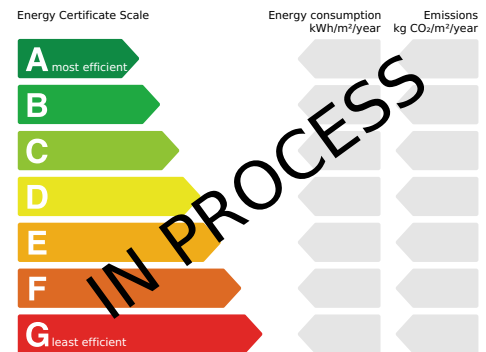
The property has gasoil central heating as well as a large fireplace in the living room with an air circulation system.

An attractive garden surrounds the house and the rest of the plot is field. Given that the property is constructed in a natural reserve, nothing can ever be constructed in front of the house and obstruct the views.



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Waterfront, Sea views, Terrace,  
Garden, Parking



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€850,000 House / Villa - Sold

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