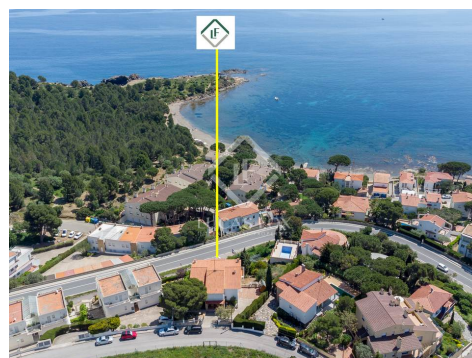


€1,245,000 House / Villa - Sold

## Impressive villa in Llança with spectacular sea views and close to the beach

Spain » Costa Brava » Llança / Port de la Selva » 17490

<b>7</b>	<b>6</b>	<b>434m<sup>2</sup></b>	<b>1,274m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

## Impressive 6-bedroom family villa with spectacular sea views and only a short walk from the stunning Cap Ras area of natural beauty in Llança.

The property sits on a large south-facing plot of 1,275 sqm and enjoys wonderful panoramic sea views across the bay of Llança and towards Cap de Creus. The property is only a 5-minute walk from the protected area of natural beauty of Cap Ras area with its pine forest, secluded coves and stunning rock formations.

Originally built in 1985 the property has been maintained in excellent condition since, although it could benefit from some updating.

Distributed over 3 floors, we enter the property on the middle floor. From the entrance hall, we enter a double-height reception room with a large picture window offering spectacular sea views. This room is fitted with air conditioning and is heated via underfloor heating. Leading off the reception room, we find the kitchen and breakfast area, also enjoying wonderful sea views. A sun-drenched terrace leads off the kitchen. There is a separate utility room with washing facilities off the kitchen. On the middle floor, we also find 2 double bedrooms with fitted wardrobes and en-suite bathrooms, and one of these bedrooms enjoys sea views.

We access the upper floor via a sweeping staircase and gallery. Here we find the master bedroom with a walk-in dressing room, a large en-suite bathroom, air-conditioning and access to a large terrace with spectacular sea views. Also on this floor we find another double bedroom, also with an en-suite bathroom, air conditioning and access to the upper terrace, and a third double bedroom with air conditioning.

On the lower ground floor we find a large garage with space for 2 cars, a double bedroom with en-suite shower room, a storage room and shower room, a cellar, a kitchen and a covered terrace overlooking the garden and the sea.

The property is surrounded by a well-maintained Mediterranean garden with ample space to build a swimming pool if so desired.



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Sea views, Terrace, Garden, Private garage, Natural light, Marble flooring, High ceilings, Walk-in wardrobe, Storage room, Pet-friendly, Heating, Equipped Kitchen, Double glazing, Built-in wardrobes, Barbecue, Air conditioning

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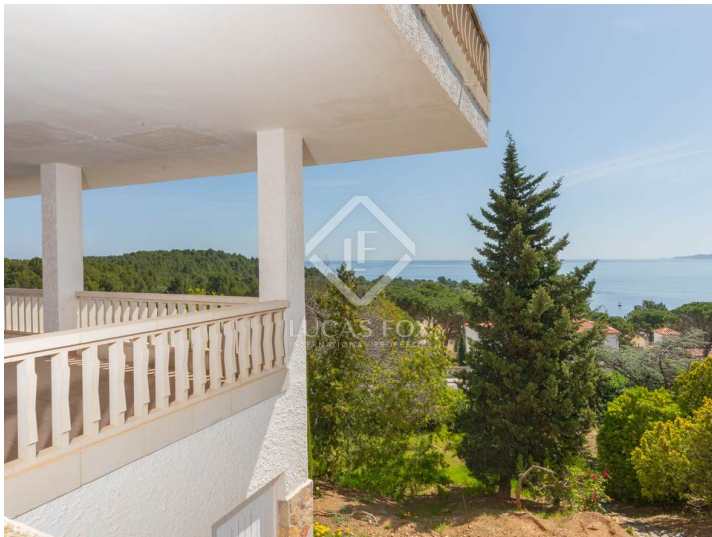


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