

€1,390,000 House / Villa - For sale

Excellent 3 Bedroom house / villa for sale in Alt Empordà, Girona

Spain » Girona » Alt Empordà » 17491

3	4	330m ²	1,319m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · girona@lucasfox.com · lucasfox.com · Santa Clara 37, Girona, Spain

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Exclusive modern villa in Peralada Golf with three bedrooms, heated pool, garden, high energy efficiency and possibility of expansion.

Discover this elegant contemporary villa located in the exclusive residential area of Golf Peralada, a privileged enclave surrounded by rolling hills and golf courses, ideal for those seeking a peaceful, natural setting.

Spread over two floors, the property offers a functional and spacious layout . On the main floor , a bright lobby welcomes you and leads to the spacious dining room living room with a fireplace, perfect for relaxing moments or social gatherings. This space is integrated with a modern open kitchen, equipped with high-end appliances , creating a bright and welcoming atmosphere. The large windows allow in abundant natural light and connect directly to the garden, terrace, and heated pool, creating a perfect exterior area for relaxation and enjoyment.

On this same floor is the generously sized master *suite* , which includes an elegant dressing room and a full bathroom with a designer shower. This level is completed by a guest toilet, a practical utility room , and a functional garage, designed to provide everyday comfort.

The upper floor houses two double bedrooms, both with en suite bathroom . These rooms have large windows overlooking the garden and pool, providing a sense of light and spaciousness.

The property's exterior has been carefully designed, with a landscaped garden , terraces, and a porch ideal for enjoying the natural surroundings. The heated pool, equipped with an automatic cover, and a storage shed complete this magnificent exterior space, ideal for both leisure and relaxation.

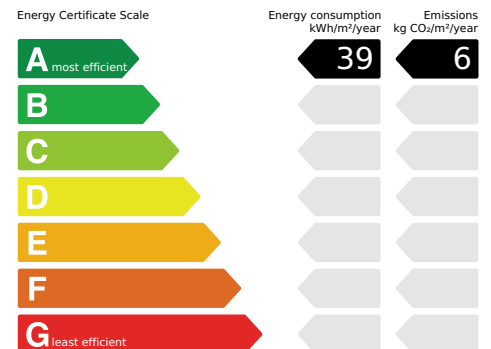
The villa is distinguished by its high-quality finishes, modern design, and energy efficiency. It features an aerothermics pump and underfloor heating that provides heating and cooling throughout the property, ensuring year-round comfort and optimized energy consumption.

In addition, the property offers the possibility of expansion, providing the opportunity to create a new, versatile space that suits your personal needs, whether as an office, *wellness* area, games room , or additional bedroom .



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Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Natural light, Underfloor heating, Walk-in wardrobe, Utility room, Solar panels, Security, Open kitchen, Interior, Heating, Gated Community, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Central vacuum system, Air conditioning



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