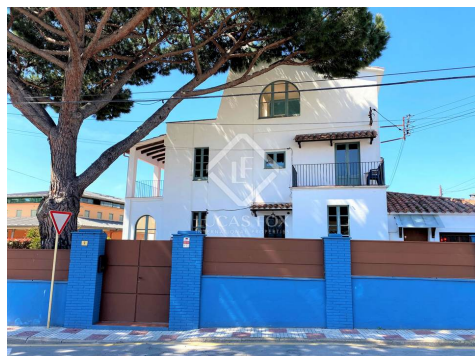


€1,215,000 House / Villa - For sale

**Villa Iris, is an exclusive house for sale, with large built area and it has an exceptional location at the heart of Playa de Aro and 300 metres from its beach**

Spain » Costa Brava » Platja d'Aro » 17250

<b>7</b>	<b>4</b>	<b>411m<sup>2</sup></b>	<b>447m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Villa Iris, an exceptional 7-bedroom house for sale in the centre of Platja d'Aro and just 300 metres from the beach.

This villa has a privileged location a few metres from the famous shopping avenue of Platja d'Aro and several of its beaches. You can reach all the restaurants, shops, bars and beaches of this town on foot in a short walk.

The house offers 411 m<sup>2</sup> built on a flat plot of 447 m<sup>2</sup>. Although it was built in 1959, it has been recently renovated, so it is presented in excellent condition. In addition, it benefits from an excellent southerly aspect, thus allowing you to enjoy the sun throughout the day.

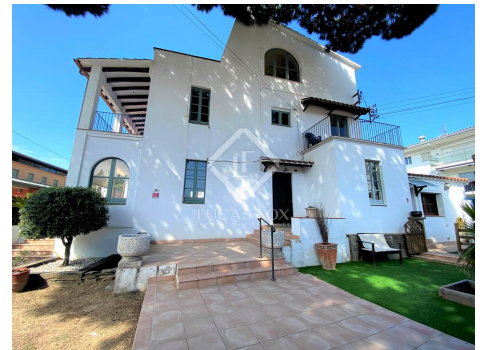
The house is distributed over 3 floors. The ground floor has a spacious and beautiful living room with access to the fantastic sunny terrace and garden, a fully equipped modern kitchen, a utility room and a guest toilet. It also has a loft with a separate entrance that houses a living room, a kitchen and a bedroom with a bathroom; all unified in the same space.

On the first floor, we find a double bedroom with private bathroom, dressing room and private terrace, as well as 3 double bedrooms and a complete bathroom. These three bedrooms have access to a large terrace.

The second floor consists of a double bedroom with a private bathroom, a living-dining room with an open kitchen and a fantastic and spacious terrace.

The house has a private garage with capacity for two cars at street level.

It is a villa that maintains the essence of the classic houses of the Costa Brava, but combined with a current contemporary style. A unique home in the area, thanks to its unbeatable location and its generous size.



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Terrace, Garden, Private garage, Parking,  
Walk-in wardrobe, Storage room,  
Renovated, Fireplace, Equipped Kitchen,  
Chill out area, Built-in wardrobes, Balcony

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