

€1,250,000 House / Villa - For sale - Exclusive listing

**Villa San Marcos, beautiful rustic villa with a large garden with private pool and spectacular sea and mountain views, for sale in the prestigious Mas Nou residential area, in Platja d'Aro, Costa Brava.**

Spain » Costa Brava » Platja d'Aro » 17250

**4** Bedrooms    **4** Bathrooms    **325m<sup>2</sup>** Floorplan    **1,892m<sup>2</sup>** Plot size

EXCLUSIVE LISTING



Contact us today for more information or to arrange a viewing

+34 872 025 008 • platjadaro@lucasfox.es • lucasfox.com • Avinguda Castell d'Aro 42, Girona, Spain

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### OVERVIEW

**Spacious villa to be renovated with garden, swimming pool and stunning sea views, for sale located on a privileged location, on the Mas Nou residential area, less than 4 km from the centre of Platja d'Aro and its gorgeous beaches and coves.**

This charming rustic villa is distinguished by its stunning panoramic views of the mountains and the sea, along with its prime location in the prestigious Mas Nou residential area of Platja d'Aro. Situated on a spacious 1,892 m<sup>2</sup> plot, the property enjoys an excellent orientation to capture ample sunlight. The expansive garden features a large private pool, an outdoor dining area with a built-in barbecue, and a relaxing chill-out space.

The villa is spread across two floors, offering 325 m<sup>2</sup> of living space.

The main floor welcomes us with an elegant entrance hall and a generously sized living-dining room, divided into a dining area and a lounge with a fireplace. This open and light-filled space is framed by large windows that open to a magnificent, sun-drenched terrace with breathtaking views of the sea and mountains. A porch area on the terrace offers additional dining space and a built-in barbecue, leading directly to the pool and lower garden. The main floor also includes a fully equipped kitchen, a guest toilet, a double bedroom with an en-suite bathroom, and a garage, with all rooms on this level enjoying spectacular sea views.

The lower floor features the main double bedroom, complete with a private bathroom and a walk-in wardrobe. Two additional double bedrooms, each with an en-suite bathroom, are also located on this level, all offering beautiful sea views and direct access to the garden. A laundry room completes this floor.

With its exceptional location on the Costa Brava, this property presents an ideal opportunity as either a primary or secondary residence, offering great potential for those seeking a home in an unbeatable setting.

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Sea views, Terrace, Swimming Pool, Garden, Private garage, Walk-in wardrobe, Panoramic view, Outdoor kitchen, Fireplace, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Barbecue, Balcony, Alarm

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