

€865,000 House / Villa - For sale - New listing

Beautiful partially renovated villa with open views, an independent apartment and tourist licence, located in the prestigious residential area of Mas Nou, just 5 minutes from the centre and the beach of Platja d'Aro, a true privilege.

Spain » Costa Brava » Platja d'Aro » 17250

| | | | |
|----------|-----------|-------------------|---------------------|
| 4 | 3 | 272m ² | 1,576m ² |
| Bedrooms | Bathrooms | Floorplan | Plot size |



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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Partially renovated villa in Mas Nou with sea views, separate apartment, and tourist license. Just 5 minutes from Platja d'Aro and its beaches. Ideal as a residence or investment, with great potential for profitability.

Exclusive villa for sale in Mas Nou, within the municipality of Platja d'Aro, located in one of the most sought-after areas of the Costa Brava. The property is situated in an environment that combines privacy, spaciousness, sea and mountain views, and proximity to amenities, making it a particularly attractive opportunity both as a primary residence and as an investment.

The property has a constructed area of 318 m² (172.5 m² usable space), these being approximate areas, distributed across 5 bedrooms and 3 full bathrooms. Its design has been conceived to optimize functionality and the entry of natural light, offering a balanced layout and spacious, well-connected rooms.

Spread over three levels, the property combines original charm with a recent update that brings greater light, comfort and functionality:

Main floor : open-plan living space with kitchen integrated into the living-dining room, with direct access to the terrace. This level also includes two double bedrooms and a full bathroom .

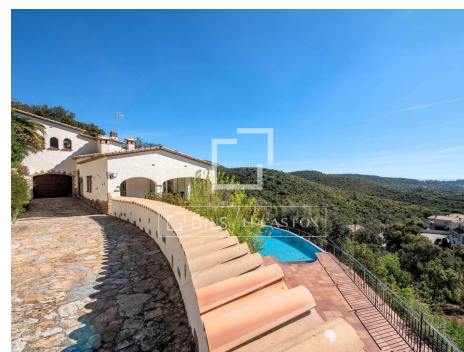
Upper floor : dedicated to the master suite with private bathroom and access to a large terrace with unobstructed views of the natural surroundings.

Lower floor / exterior: independent apartment located next to the pool area, consisting of two double bedrooms, a full bathroom and a living-dining room with an open kitchen.

Its terraces, garden, infinity pool, orientation, privacy and the versatility of having an independent apartment stand out, providing a high level of comfort and quality of life.

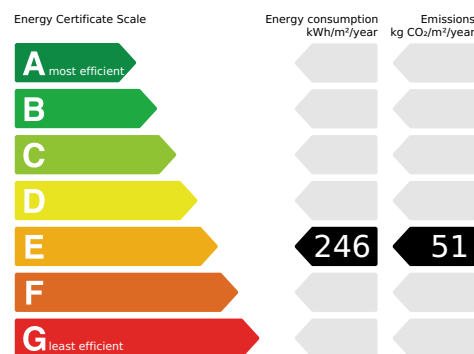
The property is in a partially renovated state, allowing it to be moved in or used immediately, including its use as tourist property .

Among its features are original elements such as exposed wooden beams and a stone fireplace , as well as outdoor spaces designed for enjoyment, with a large solarium area around the pool.



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- Sea views, Mountain views, Terrace,
- Swimming Pool, Garden,
- Private garage, Storage room,
- Open kitchen, Heating, Fireplace,
- Exterior, Equipped Kitchen,
- Chill out area, Built-in wardrobes,
- Air conditioning



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The characteristics described may be subject to verification.

Energy rating: E (246) / E (51).

Reference number for the certificate of occupancy: CHG01131319*. Valid until 2034.

Usable area according to certificate: 172.5 m². Maximum occupancy: 7 people.

It includes outdoor areas , a swimming pool and annexes that add significant value to the whole.

The sale price is €865,000, excluding taxes.

Applicable taxes (ITP), as well as notary fees, registration fees and other costs associated with the sale, are not included in the price.

The total cost of the acquisition may vary depending on the buyer's profile and the conditions of the transaction, and can be detailed upon request of the interested party.

Marketed by Dils Lucas Fox (Lucas FF Platja d'Aro SL., CIF B55311658), acting as a real estate intermediary.

API Number A12014

AICAT Number 8812

Condition of the transferor: not a large property owner.

Information regarding the tenancy status of the property, if applicable, will be provided. Additional information and documentation are available to the consumer. The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.

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