

€710,000 House / Villa - For sale - New listing

## 2 Bedroom house / villa for sale in Platja d'Aro, Costa Brava

Spain » Costa Brava » Platja d'Aro » 17250

2 Bedrooms    2 Bathrooms    135m<sup>2</sup> Floorplan



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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**Magnificent house with garden and private parking for sale in the centre of Platja d'Aro, just a 2-minute walk from the beach. A property with great potential, located in a quiet and privileged area.**

We present this magnificent property located in one of the most sought-after locations in Playa de Aro, right in the town centre and just a few minutes' walk from the beach. A truly exceptional opportunity, as it is very difficult to find a house that combines the tranquility of a residential area with the convenience of having all amenities, shops, restaurants, and the sea within easy reach.

The property stands out for its spacious rooms and excellent layout. It currently features two double bedrooms with built-in wardrobes, the master being an elegant suite with an en-private bathroom. In addition, there is a second full bathroom, a spacious entrance hall with storage area, a separate kitchen, and a large living-dining room that offers a pleasant feeling of spaciousness and light.

One of the most interesting aspects of the property is its potential for adaptation, since with a renovation there is the possibility of creating a third bedroom, thus increasing its functionality and value.

The house also features a spacious enclosed porch with a barbecue area, an ideal space to enjoy year-round, regardless of the season. Exterior, there is a pleasant garden area that provides privacy and a perfect setting for relaxation. In addition, there is a basement of approximately 30 m<sup>2</sup>, ideal for storage, a multipurpose room, a gym, or a recreation area.

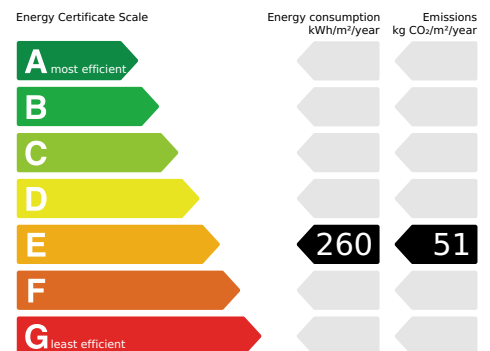
The property offers all the comforts for a permanent residence or second property, including mains gas heating, air conditioning and ample parking spaces with room for two or even three vehicles.

Undoubtedly, the greatest value of this property lies in its prime location: a house in the centre of Playa de Aro, in a quiet area just steps from the sea – a combination increasingly difficult to find on the market. A unique property for those seeking quality of life, comfort, and a secure investment in one of the most sought-after areas of the Costa Brava.



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Terrace, Garden, Natural light, Parking, Utility room, Storage room, Near international schools, Heating, Exterior, Equipped Kitchen, Chill out area, Barbecue, Alarm, Air conditioning



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Energy rating: E (260) / E (51). Certificate of occupancy reference: CHG00790726\*\*\*. Valid until 23/06/2041. Built area according to the land registry: 135 m<sup>2</sup>. Usable area according to the certificate: 96.37 m<sup>2</sup>. Maximum occupancy: 6 people. The sale price is €710,000, 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 terms of the transaction, and can be detailed upon request. 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 Information regarding the tenancy status of the property will be provided, if applicable. 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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