

REF.: PDAP1299

Barcelona &
Costa Brava

Sotheby's
INTERNATIONAL REALTY

Beautiful villa with panoramic views over the Vall d'Aro and sea

Costa Brava · Santa Cristina d'Aro

Plot area **1,753 m²** | Build size **640 m²** | Bedrooms **8** | Bathrooms **5** | Price **1.095.000 €**



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**Contact us to receive more
information or request a visit:**



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Villa located in the residential area Les Teules in Santa Cristina d'Aro, with 640m² on a 1.753m² plot with pool. The property has: a living-dining room with a fire place which opens on to a 56m² terrace with mountain views; an eat-in kitchen; a laundry room and access to the back of the house where there is a paved terrace area and views/access to the pool. In the sleeping area there are five bedrooms (two en suite + two doubles + one single) with built-in wardrobes and three bathrooms.

With an independent entrance is the downstairs apartment. It has: a living-dining room with wonderful large windows which look over the mountains and have access to the terrace, an open-plan kitchen with a fire place, three double bedrooms (two double beds + four single beds) with built-in wardrobes, two bathrooms and a cellar.

Features: aluminium closures with double glazing, oil central heating with radiators, A/C / heating, marble and tile floors, stone walls and alarm system. South-west facing villa built in 1996, adapted with a lift from the garage to both living areas.

Area: private residential area adapted with security cameras at the entrance, very well located with views over the Vall d'Aro and also to the sea. Quiet environment, paved and lit streets, 3 minutes from Santa Cristina d'Aro and 10 minutes to the Costa Brava's beaches.

Features

- ✓ Sea views
- ✓ Mountain views
- ✓ Games room
- ✓ Laundry room
- ✓ Parking
- ✓ Terraces | Balconies
- ✓ Air conditioning
- ✓ Electric blinds
- ✓ Irrigation system
- ✓ Natural light
- ✓ Residential area
- ✓ Golf course nearby
- ✓ Garden
- ✓ Open kitchen
- ✓ Private swimming pool
- ✓ Utility room
- ✓ Alarm system
- ✓ Fireplace
- ✓ Lift
- ✓ Tourist rental license
- ✓ Panoramic views
- ✓ Fitted kitchen
- ✓ Guest apartment
- ✓ Open porch
- ✓ Storage room
- ✓ Wine cellar
- ✓ Double glazing
- ✓ Heating
- ✓ Marble flooring
- ✓ Well

Location

The town of Santa Cristina d'Aro, located just two kilometres inland from Sant Feliu de Guíxols, is quiet and welcoming. Its area is distributed on wooded land with leafy pines, oaks and cork trees. Among its main attractions are the prestigious 27-hole Golf Club, two riding centres and numerous cycling or walking routes.

If you want to sell or buy a luxury property in this area, please do not hesitate to contact Barcelona & Costa Brava Sotheby's International Realty.

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