





## HOUSE IN AIGUA XELIDA WITH PRIVATE POOL, GARDEN AND SPECTACULAR VIEWS

Beautiful 240 m<sup>2</sup> house located in one of the most sought-after areas of Aigua Xelida, enjoying spectacular views and spacious outdoor areas.

The property is distributed over three floors and offers a comfortable combination of indoor and outdoor spaces, designed to make the most of its privileged surroundings and the Mediterranean lifestyle.

On the main floor, there is a spacious living and dining room with direct access to a spectacular terrace, where you can enjoy the beautiful views. This floor also includes a separate kitchen with pantry, one bedroom and a bathroom.

The upper floor comprises the sleeping area, with three double bedrooms and two bathrooms, as well as an entrance hall and distribution hallway. This floor also includes a garage, providing additional comfort and convenience.

One of the property's main highlights is its exceptional outdoor space. From the porch, a staircase leads to a spacious chill-out terrace with a barbecue area, perfect for outdoor dining, entertaining family and friends, or simply relaxing while enjoying the surroundings.

From this terrace, there is direct access to the private garden, where you will find a private swimming pool, creating a wonderful space for relaxation and leisure.

The property stands out for its 240 m<sup>2</sup> of built space, private swimming pool, private garden, spacious terraces, barbecue area, garage and spectacular views, all set in the privileged surroundings of Aigua Xelida.

An ideal property for those looking to enjoy the Mediterranean lifestyle, offering generous spaces, privacy and exceptional outdoor areas.

|                   |                              |
|-------------------|------------------------------|
| Transaction       | Sale                         |
| Category          | Serial house                 |
| Situation         | ANETO, Tamariu, Baix Empordà |
| Built area        | 242 m <sup>2</sup>           |
| Useful area       | 200 m <sup>2</sup>           |
| Condition         | Perfect condition            |
| Rooms             | 4                            |
| Bathrooms         | 3 bathrooms                  |
| Parking           | Yes                          |
| Garage            | 27 m <sup>2</sup>            |
| Washing machine   | Yes                          |
| Utility room/area | Yes                          |
| Terrace           | Yes                          |
| Courtyard         | Yes                          |
| Garden            | Yes                          |
| Swimming pool     | Yes                          |
| Air conditioning  | Yes                          |
| Plot              | 554 m <sup>2</sup>           |
| Balcony           | Yes                          |

1.150.000 €



Pending