



# Spain Costa Brava, beautiful holiday home with private pool in L`Escala



## Prices & Costs

|                   |          |
|-------------------|----------|
| Purchase Price    | €348,000 |
| Number of garages | 1        |



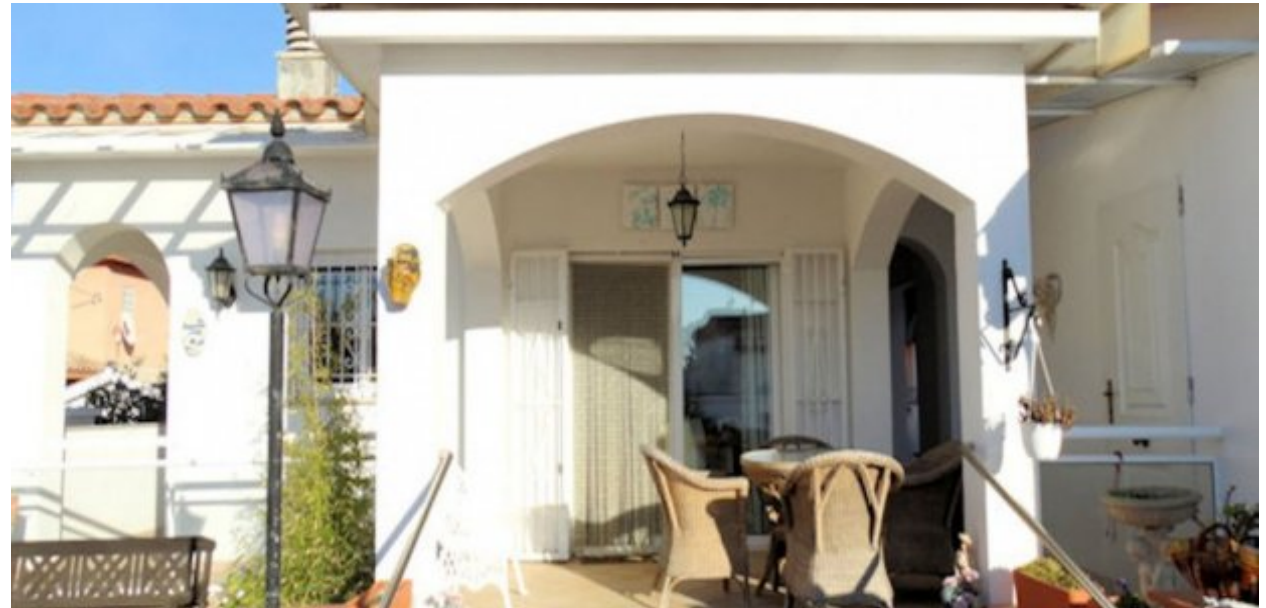
## Property description

**Charming Villa Near the Beach – Your New Home in a Tranquil Location**  
For sale is this beautiful villa, built in 2001, located just 1,000 meters from the beach in a peaceful and sought-after area. The property is in excellent condition and offers the highest level of comfort. The spacious living area features a bright and open living-dining room with direct access to the covered terrace – the perfect spot for relaxing outdoors. The fully equipped kitchen leaves nothing to be desired. The villa also includes two cozy bedrooms, an inviting hallway, a bathroom with a bathtub and shower, a separate WC, and a convenient garage. One of the highlights of this property is the beautifully landscaped garden, which includes a private, heated swimming pool. The pool is equipped with a saltwater system, an electric cover, and a self-cleaning system, providing added convenience. The property also features parking spaces and a garage, offering ample room for your vehicles.



### Details of the property

|                           |                          |
|---------------------------|--------------------------|
| Living space              | 119 m <sup>2</sup>       |
| Plot area                 | 328 m <sup>2</sup>       |
| Rooms                     | 3                        |
| Bedrooms                  | 2                        |
| Bathrooms                 | 1                        |
| Terraces                  | 2                        |
| Condition of the property | Partly/totally renovated |



Don't miss the opportunity to view this exceptional property!.



## Features

|                      |                 |
|----------------------|-----------------|
| Bathroom             | Shower, Bathtub |
| Kitchen              | Fitted kitchen  |
| Firing               | Gas             |
| Air-conditioned      | Yes             |
| Type of parking spot | Garage          |
| Garden use           | Yes             |
| furbished            | partly          |
| Cable / Satellite TV | Yes             |
| Swimmingpool         | Yes             |
| With cellar/basement | No              |
| Storage              | Yes             |
| Construction type    | Massive         |



## Location

The romantic fishing village of l'Escala is beautifully situated in the south of the Gulf of Roses, approximately 40 kilometers from Girona and around 120 kilometers from Barcelona. The surrounding landscape enchants with its pine-covered hills, charming and secluded coves, and long, gently curving beaches. In l'Escala, visitors can enjoy three lovely sandy beaches: the sheltered beach in Montgo Bay, the lively town beach of Riells, and the extensive, several-kilometer-long beach stretching from l'Escala to Sant Pere Pescador. These beaches are particularly family-friendly and perfect for a relaxing day by the sea.

In addition to its picturesque old town, l'Escala also boasts a modern center, Riells, with its shopping street along the seafront promenade. Here, visitors will find a variety of everyday shops, including bakeries, butchers, and pharmacies, all offering a wide range of products. The climate in l'Escala is pleasantly mild, with the famous Tramuntana wind providing a gentle breeze.



History enthusiasts should not miss the nearby Greek-Roman ruins of the ancient city of Empúries, located just about 2 kilometers away. These excavations, which began around 1900 and continue to this day, offer fascinating insights into the past. To the south of l'Escala rise the Cala Montgo and the impressive Montgo Mountain. From this vantage point, visitors can enjoy a breathtaking panoramic view over the Gulf of Roses all the way to the nearby Pyrenees, highlighting the beauty of the region in an extraordinary way..





## Features

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## Others

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Spanien Costa Brava Ferienhaus privater Pool in L`Escala



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