

## duplex for sale Bell-Lloc, Baix Empordà



THE FAMILY REFUGE YOU´VE BEEN LOOKING FOR IN MAS BALMANYASPACE, SUN AND RELAXATION IN A DUPLEXAre you looking for a home where each member of the family has their place This duplex in the exclusive residential area of Mas Balmanya is much more than a home it´s a lifestyle.The home stands out for its spaciousness and unbeatable orientation to the afternoon sun, which floods each room with warm and welcoming light.MAIN FLOOR OUTDOOR LIVINGOn this floor, life flows outwardsLiving-dining room Spacious and very bright.40 m² terrace An impressive space to enjoy unforgettable dinners al fresco, equipped with manual awnings for your privacy and comfort. Modern kitchen With bar and fully equipped for gastronomy lovers.Extras It has a full bathroom and a practical storage room.UPPER FLOOR AN OASIS OF RESTThe sleeping area has 4 bedrooms, designed for maximum comfortMain Bedroom Of extraordinary dimensions (former living room) with access to a private balcony, also equipped with a manual awning.Additional bedrooms Spacious and versatile for children, an office or guests.COMMUNITY AREA AND AMENITIESRelaxation and fun Direct access from the building to a fantastic community area with gardens and swimming pool.Parking The price includes a parking space with direct access by elevator.Extra opportunity If the family has more than one vehicle, there is the possibility of purchasing a second parking space in the same building (price to be consulted).The price does not include taxes (ITP or VAT), nor notary and registration fees.Total comfort from the first day in one of the best areas of Sant Feliu de Guíxols. Come see it before it runs away!

### property details

Spanishestate **6361624**  
id:  
reference:: **19197**  
close to/ located: **Bell-Lloc**  
region: **Baix Empordà**  
property type: **duplex**  
rooms: **3**

### contact

real estate agent: **Gironès Serveis**  
**Immobiliaris**  
name: **Mònica Barrasa Carmona**  
spreekt: **English, French, Spanish**  
telefoon: **not available**

property surface:	<b>170 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 395.000</b>