

house for sale Sant Pere Pescador, Alt Empordà



In the exclusive setting of the Sant Pere Pescador Yacht Club, this elegant property stands, designed for those seeking sophistication, spaciousness, and privacy in a privileged location.~Set on a magnificent, fully enclosed 834 m2 plot, the home boasts modern architecture with clean lines and an impeccably designed layout for yearround comfort. With 354 m2 of built area and 260 m2 of usable space, every area has been designed to offer light, functionality, and a warm, refined atmosphere.~The living area impresses with its spacious main living room, bathed in natural light, perfect for intimate evenings or social gatherings in a distinguished setting. A large, modern kitchen is seamlessly integrated into the same space.~The connection to the terrace, porch, and garden allows you to enjoy the Mediterranean climate and pleasant views, making it the ideal setting for breakfast in the sun or al fresco dining. The property features four spacious bedrooms, designed as serene and versatile relaxation spaces, as well as two bathrooms with showers for added convenience. The large underground garage offers space for several vehicles, adding both functionality and privacy.~Designed for an efficient and sustainable lifestyle, the home incorporates solar panels and a climate control system, ensuring comfort in any season. It also includes a separate storage room for easy organization.~Located in one of the most soughtafter areas of Sant Pere Pescador, this residence combines the tranquility of a natural setting with proximity to amenities and leisure activities. An enclave where the sea, nature, and exclusivity merge to offer an exceptional quality of life.~In compliance with Law 3/2017, of 13 February, of the Civil Code of Catalonia, which regulates consumer information in the purchase and sale of homes, please be informed that the indicated price does not include expenses arising from the transaction, such as notary fees, property registry fees, and applicable taxes (ITP or VAT and AJD), nor other costs inherent to the sale or, where applicable, those arising from financing.~Energy certificate: F273 (consumption) E57 (emissions) Registry: JX7YD72PY~Occupancy certificate: G ([[please use the form to respond]]) ~The property is located in a designated highdemand housing area in accordance with current regulations.~It does not belong to a largescale property holder.~API 817 / AICAT 1717

property details

Spanishestate id: **6378100**
reference:: **04063**

contact

name: **not available**
spreekt: **not available**

close to/ located: **Sant Pere Pescador**
region: **Alt Empordà**
property type: **house**
rooms: **4**
property surface: **354 m2**
surface plot: **834 m2**
price: **€ 495.000**

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