

villa for sale Lloret De Mar, Selva



Magnificent villa with sea views. The property comprises two floors. The ground floor features a bright living-dining room with access to the terrace, an open-plan kitchen by the Italian brand Gentili Cucine, a bedroom, a bathroom with shower, and a terrace with sea views.~The upper floor has three bedrooms, two of which have sea views and balconies, a full bathroom, and a bathroom with shower. The furniture is included in the sale price.~The property has solar panels and pre-installation for an aerothermal system, as well as underfloor heating with a boiler and domestic hot water production via a Bosch gas boiler, with individual thermostats in each room. It has Samsung air conditioning with independent split units and mechanical ventilation that ensures constant air renewal. It includes an Ajax alarm system connected to a police station and pre-installation for video surveillance. It offers high-speed connectivity via fiber optics and a carefully designed lighting scheme with integrated LED lighting and decorative bronze details.~The property includes a garden, swimming pool, relaxation area, and a spacious garage. The villa is located in the prestigious Roca Grossa urbanisation, just a 5-minute drive from the main beach of Lloret de Mar.~~~ Conservation status: Ready to move in~~ Certificate of Habitability: CHG (please use the form to respond) ~~ Property Transfer Tax (ITP): Current Rate~~ Notary and registry fees according to official tariff~~ AICAT Registration Number 9652~~ API Number A12695~~ NOT A LARGE PROPERTY HOLDER~

property details

Spanishestate **6322779**
id:
reference:: **LCB006727**
close to/ located: **Lloret De Mar**
region: **Selva**
property type: **villa**
rooms: **4**
property surface: **231 m2**
surface plot: **- m2**

contact

real estate agent: **Lighthouse Costa Brava**
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spreekt: **not available**
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price:

€ 1.350.000