

CALELLA DE PALAFRUGELL

WONDERFUL VILLA WITH PANORAMIC SEA VIEWS IN CALELLA DE PALAFRUGELL



450 m²



5 rooms

REF: 01144



1.490.000 €

Fantastic villa located in a strategic point in Calella, with astonishing views from the mountain of the lighthouse in Llafranc, until the Cap Roig castle in Calella, at only 5 minutes by car from its picturesque center and its beaches. The house is protected by solid stone walls and automatic entrance gates. It is built in 2 storeys and several semistoreys with panoramic glass lift which goes from the garage to the kitchen and the ensuite bedroom. At the ground floor there is a big refurbished (2006) office-kitchen with utility room and larder, with access to a garage for 3 cars and with plenty of storage room. In the same floor as the kitchen there is the dining room, a courtesy toilet and an office. In the underground floor there is a play room with a billiard and a bar. Half a storey above there is a large living room with central fireplace and a bar, as well as exit to the main terrace facing south, in front of the swimming pool. At the top floor there are the bedrooms, separated by a distribution ayle with wardrobes: 1 large master suite with panoramic windowed balcony, 3 double bedrooms and 1 bathroom. The whole house is very bright, with large windows and sea views from every room (except the play room), perfectly maintained, with central gas heating, satellite dish, air conditioning in the top floor and a security video watching system. Terraces and garden all around the house. Annex construction: independent studio (bedroom, bathroom and kitchen) with exterior barbecue. Useful surface: 450 m2 Plot surface: 800 m2 Facing East (main façade) Year of construction: 1988 PURCHASE EXPENSES: 11% ITP + NOTARY + ADMINISTRATIVE RECORD

OFICINA DE CALELLA

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Features

CITY	CALELLA DE PALAFRUGELL
TYPES	House / Villa
ROOMS	5
SURFACE	450 m ²
POOL	YES
GARAGE / PARKING	YES
PRICE:	1.490.000

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