



### House for sale 2km from Platja de Castell

Located in the municipality of Vall-llobrega, a short distance from the beautiful Platja de Castell, this property offers a unique opportunity to live in a privileged natural environment. The house, recently renovated two years ago, has brand new water and electricity facilities.

The property consists of two independent living spaces. The upper dwelling features a cozy double bedroom, a bathroom with a shower, and a living-dining room with an open kitchen, creating a functional and modern space.

On the ground floor is the second dwelling, which comprises three spacious double bedrooms, a bathroom, and a living-dining room with an open kitchen. Additionally, there is an extra room with the potential to become a second bathroom, adding even more comfort. The property is 90% renovated, with the entrance floor and the mentioned room left to be finished, which could be transformed into a spacious and luxurious bathroom.

An interesting option to improve brightness and garden access would be the installation of a large window with a door on the ground floor, allowing full enjoyment of the outdoor space.

Surrounded by nature and with access to various greenways, this house is ideal for hiking and cycling enthusiasts, with routes connecting both to the beaches and nearby villages. The land, located in a rustic area, offers multiple possibilities such as keeping animals, cultivating a garden, or dedicating both dwellings to tourist rental, taking advantage of the demand in this attractive region.

The house is 2 km from the beaches of Castell, Alguer and Cala Estreta. It is 44 km from Girona, 117 km from Barcelona and 84 km from the border with France.

In conclusion, this property in Vall-llobrega is not only an excellent investment opportunity but also a perfect place to enjoy a peaceful life in an exceptional natural environment.

Platja de Castell is a natural beach located in the municipality of Palamós, in the Baix Empordà region. It is one of the few beaches on the Costa Brava that has not yet been urbanized. This beach is part of the Castell-Cap Roig natural interest area, which spans 100 hectares and is surrounded by pine forests. To the northeast, the beach borders a small peninsula called El Castell, which gives the beach its name and where the remains of the Iberian settlement of Castell, dated from the 6th century BC, are located. To the southwest, the beach meets a rocky area that is part of the coastal path, which connects to other nearby coves, such as Cala s'Alguer. Access to Platja de Castell can be done by walking along the coastal path starting from Fosca beach, or by car, via a detour from the C-255 road between Palamós and Palafrugell.

Taxes and expenses not included in the price.

The energy certificate figures are prior to the housing renovation.

Transaction	Sale	Category	Single family house
Situation	Baix Empordà	Surface area	118 m2
Rooms	4	Bathrooms	2 bathrooms
Parking	Yes	Garage	Yes
Washing machine	Yes	Utility room/area	Yes
Terrace	15 m2	Courtyard	Yes
Garden	1.000 m2	Central heating	Yes
Air conditioning	Yes	Plot	1.204 m2

**Price**            **356.000 €**