



### **HOUSE for SALE in the center of Llagostera.**

*Spacious 3-story house with garden, garage, and pool.*

The three-story house, with a built surface area of 225 m<sup>2</sup>, offers a modern and functional design. On the ground floor, there is a garage with space for one car, next to a practical toilet. The open-style kitchen integrates perfectly with the living-dining room, creating a spacious and bright environment. From the living room, you have direct access to a garden with a porch, a small pool ideal for relaxation, and a laundry room.

On the first floor, there is a spacious suite-type bedroom that includes a private bathroom and numerous walk-in closets, providing a comfortable and organized space. Additionally, there is a small room that can function as a home office, ideal for working from home. On this floor, there are also two equally sized double bedrooms that share a terrace. Between them, there is a recently renovated bathroom with a modern shower.

The second floor is accessed by a contemporary staircase made of metal and wood that adds an elegant touch to the home. Here we find an additional bathroom and a room. The gem of this floor is a large open space, with high ceilings and two sloping sides, which opens onto a balcony with panoramic views of the village and the mountains, providing a perfect space for leisure and relaxation.

This house combines spacious and well-distributed areas, with modern details and exceptional views, creating a cozy and functional home. All floors have air conditioning and natural gas heating.

This house has been built by a renowned local builder, known for his high-quality constructions. It stands out for its excellent finishes and durable, solid structures, guaranteeing a robust and well-finished home.

Llagostera is an attractive town in the Gironès region, with a population of 9208 inhabitants. The municipality has a strategic and privileged location, as it has become a land of passage and connection between the interior of Girona and the central Costa Brava. It can be reached by the roads C-65, from Girona to Sant Feliu de Guíxols, by the GI-674 from Caldes de Malavella, or by the C-35 from Tossa de Mar and Vidreres, a road that links to the AP-7 motorway.

Moreover, there are two bus lines that stop in the municipality, one that travels from Girona, Llagostera, Palamós, and la Bisbal, and the other that goes from Girona, Llagostera, Sant Feliu de Guíxols, and s'Agaró.

Taxes and expenses not included in the price.

Transaction	Sale	Category	Serial house
Situation	Gironès	Surface area	225 m2
Rooms	5	Bathrooms	3 bathrooms , 1 toilet
Parking	Yes	Garage	Yes
Mains gas	Yes	Washing machine	Yes
Utility room/area	Yes	Terrace	6 m2
Courtyard	76 m2	Garden	76 m2
Swimming pool	Yes	Central heating	Yes
Air conditioning	Yes	Plot	163 m2
Balcony	Yes		

**Price**                    **362.000 €**