



## Charming house with 4 winds with a large plot and views of the Montgrí in Torre Gran (L'Estartit)

A magnificent detached house is for sale in the quiet residential area of Torre Gran, in L'Estartit, ideal as a second home or for year-round living.

The property boasts 117 m<sup>2</sup> of living space on a spacious 800 m<sup>2</sup> plot, offering privacy, ample outdoor space, and numerous possibilities. It features four bedrooms, a full bathroom with a bathtub, and a guest toilet, perfect for families or entertaining guests.

The house stands out for its comfort and amenities: radiator heating, air conditioning, a fireplace, parquet floors, and double-glazed aluminum windows with mosquito nets. Outside, there is parking for several vehicles, an automatic gate, and a barbecue area ideal for enjoying the surroundings.

From the house, you can enjoy pleasant views of the Montgrí Massif mountain range, providing a relaxing natural environment. The property also has access to a communal swimming pool, and there is the possibility of building a private pool within the plot.

Located in a very quiet area with an international atmosphere and neighbors who primarily reside there during the summer season, this property guarantees peace and quiet year-round.

The property requires some updating (interior and exterior painting), making it an excellent opportunity to personalize it to your taste.

Expenses: Annual property tax (IBI) €500 and community fees €800.

Sold unfurnished.

Price: €449,000

Transaction	Sale
Category	House
Situation	Calle Bell Raco, Torroella de Montgrí
Built area	138 m <sup>2</sup>
Useful area	117 m <sup>2</sup>
Occup. cert.	CHG01053714001
Condition	Good condition
Rooms	4
Bathrooms	1 bathroom , 1 toilet
Parking	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	40 m <sup>2</sup>
Garden	600 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Plot	800

449.000 €





