


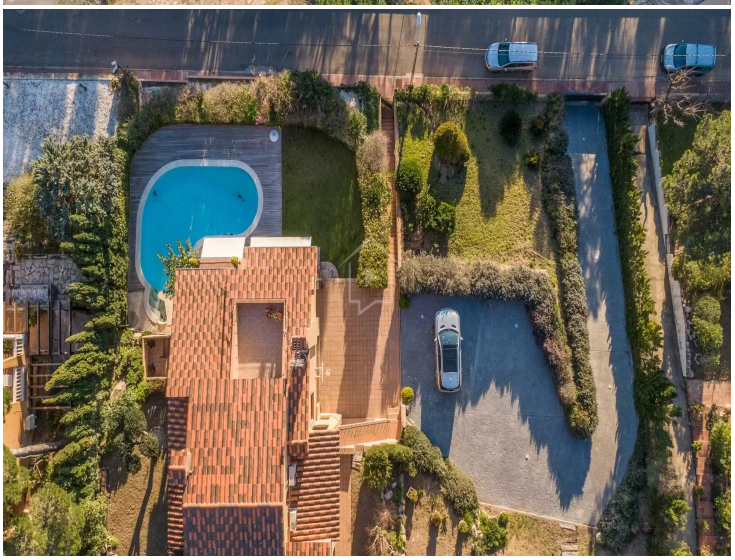

Villa Calma

Detached villa with large plot and partial sea views in Aigua Xelida, Tamariu

This charming Mediterranean-style villa is located in the quiet residential area of Aigua Xelida, in the picturesque municipality of Tamariu, in the heart of the Costa Brava. Just a few minutes away from the cove, the beach, and the shops and services of the area, the property enjoys a privileged location to enjoy the serenity of the surroundings and the proximity to the sea.
The south-facing house receives abundant natural light throughout the day, making it a warm and bright home. Outside, there is a large garden with a private saline chlorination swimming pool, several terraces, a barbecue area and an outdoor parking space.
With a built area of 539 m² on a plot of 1.877 m², the villa has a closed garage at street level of 100 m2, with capacity for 2 cars, motorbikes and bicycles, offering comfort and privacy. This garage houses all the technical installations of the house for the heating, the swimming pool, and the water softener.
Distribution of the property:
Lower floor (garden and pool level):On this floor there is a spacious and cosy lounge, a bar area, a gym, an office, a sauna, a hydromassage shower and a space used as a wine cellar.
Main floor (entrance):Upon access, we are greeted by an entrance hall that connects to a spacious living room with fireplace, a kitchen with dining area, a laundry room, pantry, and a barbecue area ideal for enjoying the outdoors. This floor also houses two double bedrooms with fitted wardrobes and a bathroom with shower.
First floor:Here we find two double bedrooms with fitted wardrobes and a complete bathroom. The master suite offers a dressing room, a full bathroom and exit to a private terrace with beautiful sea and valley views.
Additional features:
Natural wood and high quality porcelain floors.
Oil heating and air conditioning in the master suite and downstairs.
Ceiling fan on the main terrace for extra comfort.
Water softener and automatic irrigation system in the garden.
Security alarm.
A unique property in a privileged environment, ideal both as a main residence and to enjoy the Costa Brava at any time of the year.

Transaction	Sale
Category	Single family house
Situation	Illa Negra, 36, Tamariu, Baix Empordà
Built area	539 m^2
Condition	Good condition
Rooms	5
Bathrooms	4 bathrooms
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	1.877 m^2

1.200.000 €



G - 314 kWh/m^2
G - 82 kg CO_2/m^2