



## TERRA ROJA

### Exclusive Mediterranean villa with direct access to Platja del Racó

This spectacular beachfront villa represents a unique opportunity to acquire an exceptional property in one of the most coveted areas of the Costa Brava. Located between Begur and Pals, it stands out for its direct private access to the sand from the plot itself, a truly exclusive privilege that reinforces the unique character of this home.

Situated on a spacious 3,600 m<sup>2</sup> plot, the property features a well-kept Mediterranean-style garden, a private pool, and a charming 30 m<sup>2</sup> shed on the lower part of the plot, next to the sea. This auxiliary building, which includes a garage, is perfect as a guest house or can be adapted to suit different needs, while always ensuring privacy from the main house.

The outdoor spaces have been designed to fully enjoy the natural surroundings: a covered porch and several spacious terraces offer idyllic corners with panoramic sea views, ideal for relaxing and enjoying the Mediterranean lifestyle.

With a total built area of 263 m<sup>2</sup>, the main floor, measuring 133 m<sup>2</sup>, features a spacious living-dining room with a fireplace and large windows opening onto the garden, a fully equipped open-plan kitchen, a master suite with a dressing room and private bathroom, a second double bedroom with an en-suite bathroom, and a guest toilet.

On the ground floor, measuring 90 m<sup>2</sup>, there is a double bedroom, a room currently used as an office, and a full bathroom. Additionally, on this same floor, there is a practical storage room, separate from the rest of the rooms, allowing for functional use without interfering with the living areas.

Transaction	Sale
Category	Single family house
Municipality	Baix Empordà
Surface area	263 m <sup>2</sup>
Rooms	4
Bathrooms	3 bathrooms , 1 toilet
Parking	Yes
Garage	Surface area
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	3.609 m <sup>2</sup>

3.990.000 €



E - 269 kWh/m<sup>2</sup>  
E - 53 kg CO<sub>2</sub>/m<sup>2</sup>