



**Modern villa with south-facing orientation and beautiful views.**

**775.000 €**

Beautiful modern single-story villa in the exclusive residential area of Vizcondado de Cabanyes.

Facing south, ensuring natural light throughout the day, the property offers panoramic mountain views.

The villa has a built area of 179 m<sup>2</sup> (140 m<sup>2</sup> house, 14 m<sup>2</sup> covered terrace, 25 m<sup>2</sup> pool) on a large 919 m<sup>2</sup> plot, perfect for enjoying plenty of privacy. The villa's interior is a perfect blend of style and functionality, featuring three double bedrooms, one of them with an en-suite bathroom. The open kitchen, equipped with integrated Bosch appliances, is ideal for cooking enthusiasts. There is also an additional bathroom and a laundry room with a boiler (new in 2023).

The property boasts a self-cleaning saltwater pool (2.5 x 10 m) with an electric-operated cover. The air conditioning system and electric radiators ensure comfort throughout the year. The spacious pool room (approx. 20 m<sup>2</sup>) also serves as storage for bicycles, garden furniture, etc.

Sustainability is a priority in this villa, which is equipped with solar panels for electricity (installed in 2022) and a low-maintenance garden with an automatic irrigation system.

With a parking space included and an impeccable state of maintenance since its construction in 2017, this property is a unique opportunity to live the Mediterranean dream!

APIALIA Costa Brava product.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	179 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Central heating:	Yes
Land:	919 m <sup>2</sup>		















