



Spacious 4-bedroom detached house with 323 m², private pool and garden, set in a c

Exclusive detached villa with pool in Can Jordi (Aiguaviva / Riudellots de la Selva, Girona)

Finques GINERÓ exclusively presents this beautiful detached villa located in the Can Jordi residential area, in a privileged location: officially in Aiguaviva, yet very close to Riudellots de la Selva and just minutes from Girona.

Set within a quiet and fully consolidated residential development of around 60 homes (adopted by the local council, ensuring full services and maintenance), this property is ideal for year-round living.

Built in 2001 on a corner plot offering excellent privacy (only one direct neighbour), the house features 323 m² built area, including 225 m² of usable living space, on a plot of approximately 866 m², with great orientation and outdoor areas designed to be enjoyed all year round.

Outdoor features

Private swimming pool (10 x 5 m)

Spacious and functional garden

Barbecue area

Two covered porches, ideal for outdoor dining

3 electric awnings

Corner plot with high level of privacy

Split-level layout (very practical and comfortable)

The property is designed across split levels rather than traditional floors, allowing for easy circulation with only short flights of stairs between areas.

Lower ground floor (leisure and service area)
Large multipurpose room, ideal for gatherings, with fireplace
Direct access to the garden and barbecue area
Guest toilet
Garage for 2 cars
Utility/laundry room and boiler room

Ground floor (day area)
Spacious living-dining room with direct access to the garden and pool
Separate kitchen located next to the dining area, with direct access to its own covered porch
The living room also opens onto a second independent covered porch, creating two distinct outdoor living areas
1 bedroom, ideal for people with reduced mobility
1 guest toilet

Upper level (night area)
4 bedrooms
2 full bathrooms
2 of the bedrooms with private terraces

Top floor (special space)
Large open-plan room with private terrace
Ideal as an office, games room, gym or relaxation space

Features and equipment
Ducted air conditioning
Oil-fired central heating system (high-efficiency boiler)
Central vacuum system
Electric shutters in several rooms
Traditional tiled roof

The property is in overall good condition, although, after a period without continuous use, it may require some minor updates or improvements depending on the buyer's needs.
A unique opportunity for those seeking space, privacy and comfort in a quiet residential area with excellent connections, just a few minutes from Girona.

The price does not include property transfer tax, notary fees or land registry costs.
For further information or to arrange a viewing, please contact us.

Transaction	For sale	Category	Single family house
Situation	AVETS, Urbanització Can Jordi, Baltasar	Area	323 m2
Useful area	225 m2	Bedrooms	6
Bathrooms	2 bathrooms , 2 toilets	Parking	Yes
Washing machine	Yes	Utility room/area	Yes
Terrace	25 m2	Garden	580 m2
Swimming pool	Yes	Central heating	Yes
Air conditioning	Yes	Plot	866 m2

Price **580.000 €**