



### **Unique opportunity! Semi-detached house for sale with pool in Campllong**

*Your ideal home: Comfort, efficiency, and nature.*

In the peaceful village of Campllong, just ten minutes from Girona and twenty from the Costa Brava, you'll find this beautiful semi-detached home with 150 square meters of built space on a corner plot of 224 square meters. This is a modern, energy-efficient property designed to offer maximum comfort and exceptional quality of life.

The layout is ideal for families who value both space and functionality, featuring three double bedrooms with built-in wardrobes. One of the bedrooms includes an en-suite bathroom and a walk-in closet. In total, the property has two fully renovated bathrooms and a guest toilet on the ground floor, ensuring convenience for everyday living.

The spacious and bright living-dining room is the heart of the home — perfect for sharing unforgettable moments with family and friends. The kitchen is modern, fully equipped, and designed for those who enjoy cooking. There's also a garage with a laundry area, adding extra practicality to your daily routine.

Step outside into a beautifully designed space made for comfort and easy living. It includes a low-maintenance artificial grass garden, a saltwater swimming pool ideal for cooling off on hot summer days, and a terrace with a wooden porch — the perfect spot for outdoor dining or simply relaxing in peace and quiet.

This home has been upgraded with energy efficiency and sustainability in mind. It features thermal insulation on all three façades using the SATE system, ensuring optimal indoor comfort throughout the year. A new low-consumption boiler and an 8.5 kW solar panel system significantly reduce energy bills. The air conditioning system was recently updated, with a split unit on the ground floor and ducted A/C on the upper floor, providing comfort in the warmest months. The property has an approximate annual consumption of €450 for water, €750 for electricity, and €520 for gas. This results in a combined average monthly expense of approximately €143.33. Thanks to the solar panels and the SATE façade insulation, the energy consumption is lower than that of any other house of a similar size, which translates into significant savings on utility costs.

Campllong offers a peaceful natural setting with essential services such as a rural school, nursery, sports facilities, and local restaurants where you can enjoy traditional cuisine. The location is strategic, with excellent access to the AP-7 and N-II highways, and Girona-Costa Brava Airport is just six kilometers away — offering the calm of the countryside without giving up the convenience of the city.

This is a unique opportunity to move into a stylish, sustainable home with no renovation needed — perfect for those seeking a quiet lifestyle without compromising on comfort or modern design.

Taxes, notary fees, and registration costs are not included in the sale price.

Transaction	For sale	Category	Single family house
Situation	Sant Jordi, 38, Campllong, Girona	Built area	150 m2
Useful area	96 m2	Bedrooms	3
Bathrooms	2 bathrooms , 1 toilet	Parking	Yes
Mains gas	Yes	Terrace	4 m2
Garden	135 m2	Swimming pool	Yes
Central heating	Yes	Air conditioning	Yes
Plot	224 m2	Balcony	Yes

**Price**                    **389.000 €**