



### **Modern 3-story house with garden, pool, and stunning views in Llagostera.**

#### *Unique opportunity in Llagostera!*

This bright and functional property, with 225 m<sup>2</sup> of built area spread over three floors, offers a modern design, excellent finishes, and an unbeatable setting to enjoy with the family.

On the ground floor, you'll find a private garage, a convenient guest toilet, and an open-plan kitchen that seamlessly connects to the living-dining area, creating a spacious and welcoming space. From here, you have direct access to the private garden, which features a charming porch, a pool ideal for cooling off, and a laundry area.

The first floor includes a master suite with a private bathroom and walk-in closets, along with two double bedrooms that share a cozy terrace and a recently renovated bathroom with a modern shower. There's also an additional room, perfect for use as a home office or study.

The top floor boasts a spectacular open-plan room with high ceilings and a contemporary design—ideal as a leisure area, game room, or art studio. This space opens onto a balcony with stunning panoramic views of the village and surrounding mountains. Also on this floor are an additional bathroom and another versatile room.

The property is equipped with air conditioning and natural gas heating on all floors. Built by a well-known local builder, it stands out for its solid structure, top-quality finishes, and durable materials.

Ideally located in the heart of Llagostera, a charming town in the Gironès region, with excellent connections to Girona, the Costa Brava, and the AP-7. The area is served by regular public transport, making it a strategic place to live peacefully without sacrificing accessibility.

Don't miss the chance to live in a home that combines comfort, style, quality, and natural surroundings.

Taxes and expenses not included in the price.

Transaction	For sale	Category	Serial house
Municipality	Gironès	Surface area	224 m2
Bedrooms	5	Bathrooms	3 bathrooms , 1 toilet
Parking	16 m2	Mains gas	Yes
Washing machine	Yes	Terrace	7 m2
Garden	70 m2	Swimming pool	Yes
Central heating	Yes	Air conditioning	Yes
Land	162 m2	Balcony	Yes

Price355.000 €