



### Natural Charm and Comfort in Can Solà Gros

*Discover this cozy home in Caldes de Malavella, perfect for those seeking tranquility, nature, and quality of life just a step away from Girona.*

In the Can Solà Gros urbanization of Caldes de Malavella, this fantastic detached single-family home is located on a quiet plot, ideal for those seeking comfort, spaciousness, and privacy in a natural setting. The house has a total built area of 238.15 m<sup>2</sup> and an interior usable area of 165 m<sup>2</sup>, distributed over two floors plus an independent garage.

On the ground floor, there is a spacious living-dining room with direct access to the garden, an independent kitchen, a practical pantry, two double bedrooms, a full bathroom, and a hallway, as well as two exterior porches that complement this floor with covered areas perfect for enjoying the outdoors.

On the first floor, the night area consists of a single bedroom, a double bedroom, a suite with a private bathroom, a hallway, and a corridor, in addition to a porch that leads to a large open terrace with unobstructed views. The garage, attached to the house, has a usable area of 21.46 m<sup>2</sup> and a built area of 24.10 m<sup>2</sup>, providing space for parking and storage.

The entire land surrounding the house is landscaped, designated as a private garden, perfect for enjoying the outside, installing a pool, or creating a chill-out area. This property offers an ideal combination of comfort, functional distribution, and location in an established residential area, just a few minutes from main services, golf courses, and natural routes.

Ideal as a primary or secondary residence, this house is ready to move in.

Taxes and expenses not included in the price.

Transaction	For sale	Category	Single family house
Municipality	Selva	Surface area	238 m2
Bedrooms	5	Bathrooms	2 bathrooms
Parking	24 m2	Washing machine	Yes
Terrace	25 m2	Garden	620 m2
Central heating	Yes	Land	834 m2

**Price**                **355.000 €**