

CBR4938
Andere
399000 EUR

 191 m²

 400 m²


3



2

We present to you this charming 191m² house built on a 400m² plot in the peaceful village of Vilajuïga, where serenity and comfort blend perfectly. Layout over two floors: Upon entering, you will be welcomed by a spacious garage with a storage room, offering a useful area of 60.70m². Ascending a staircase, you will reach the main floor, which boasts 69m² of usable space. Here, you will find a cozy living room, a fully equipped separate kitchen with high-quality appliances, a restroom, and a double bedroom with a walk-in closet and a private bathroom with a shower. The living room opens to a 4.50m² balcony, providing a perfect spot for relaxation. Heading to the second floor, with its 24.50m² of usable space, you will discover two bedrooms with built-in closets and a bathroom with a bathtub. The house, built in 2007, is characterized by high-quality finishes, including air conditioning in the living room, the master bedroom, and the hallway leading to the two upper bedrooms, as well as electric radiators for heating, parquet floor. Aluminum double-glazed windows and a solar panel for hot water ensure your comfort. Additionally, on the back terrace, you can enjoy delightful barbecues with family and friends. To complete this wonderful package, the property features a garage, outdoor parking, and a pool for refreshing on sunny days. The neighborhood is known for its friendliness and tranquility, creating an ideal living environment. If you have additional questions:

- Property Tax (IBI): The annual cost is approximately €700.
- Pool Size: 7x3m with a maximum depth of approximately 1.20m. But

that's not all... Vilajuïga is a strategically located municipality in Alt Empordà, offering a multitude of attractions for an extraordinary life. Its magnificent landscapes house ancient dolmens that will transport you back in time, while historical landmarks such as the medieval castle of Quermançó and the Romanesque church of San Felíu invite you to explore its rich history. Furthermore, Vilajuïga's gastronomic and wine tourism offerings are exceptional. Vilajuïga's location is privileged, surrounded by the natural parks of Aiguamolls de l'Empordà (Empordà Wetlands) and Cap de Creus (Cape of Creus), offering a variety of unique natural experiences. Don't miss the Wine Route, which will take you on a journey to discover vineyards and wineries such as Celler Espelt, Celler Gelamà, and Celler Cooperatiu Empordàlia. Additionally, the Mountain Route will lead you to magical corners in the Sierra de Rodes, where you will find rock engravings of Comes Tortes and Planells. Vilajuïga is the perfect place to enjoy the beaches of Alt Empordà while maintaining the serenity of a rural environment. It is strategically located to visit beaches such as Llançà, El Port de la Selva, and Roses, as well as the historical monumental complex of Sant Pere de Rodes, one of Catalonia's most important Romanesque constructions. Moreover, it is in close proximity to the Cap de Creus Natural Park, where you can explore the coastal landscape and visit Salvador Dalí's house in Portlligat or the picturesque village of Cadaqués. It is also a short distance from the Aiguamolls de l'Empordà Natural Park, an ideal place for leisurely walks and birdwatching. In Vilajuïga, you will find a perfect balance between the comfort of your home and the beauty of the surrounding nature. Don't miss this unique opportunity.

Goede conditie

Kaal

Bekeken:

Uitzicht op terras / zwembad

Kamers:

slaapzalen

2 badkamer

2 extra toiletten