



Charming house with 4 winds with a large plot and views of the Montgrí in Torre Gran (L'Estartit)

**449.000 €**

A magnificent detached house is for sale in the quiet residential area of Torre Gran, in L'Estartit, ideal as a second home or for year-round living.

The property boasts 117 m<sup>2</sup> of living space on a spacious 800 m<sup>2</sup> plot, offering privacy, ample outdoor space, and numerous possibilities. It features four bedrooms, a full bathroom with a bathtub, and a guest toilet, perfect for families or entertaining guests.

The house stands out for its comfort and amenities: radiator heating, air conditioning, a fireplace, parquet floors, and double-glazed aluminum windows with mosquito nets. Outside, there is parking for several vehicles, an automatic gate, and a barbecue area ideal for enjoying the surroundings.

From the house, you can enjoy pleasant views of the Montgrí Massif mountain range, providing a relaxing natural environment. The property also has access to a communal swimming pool, and there is the possibility of building a private pool within the plot.

Located in a very quiet area with an international atmosphere and neighbors who primarily reside there during the summer season, this property guarantees peace and quiet year-round.

The property requires some updating (interior and exterior painting), making it an excellent opportunity to personalize it to your taste.

Expenses: Annual property tax (IBI) €500 and community fees €800.

Sold unfurnished.

Price: €449,000

Transaction:	Sale	Category:	Single family house
Situation:	Calle Bell Raco, 10, Torroella de Montgrí, Baix Empordà	Built area:	138 m <sup>2</sup>
Useful area:	117 m <sup>2</sup>	Occup. cert.:	CHG01053714001
Condition:	Good condition	Rooms:	4
Bathrooms:	1 bathroom , 1 toilet	Parking:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	40 m <sup>2</sup>	Garden:	600 m <sup>2</sup>
Central heating:	Yes	Air conditioning:	Yes
Plot:	800		