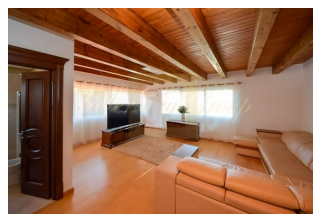




**Spacious house in the urbanization
 Canyelles, Lloret de Mar, Costa
 Brava, Spain.**

Spain, Costa Brava

Price:	€ 720 000
Object type	House
House type	Renovated house
Market	Resale
Reconstruction date	2016
Year built	1964
Bedrooms	4
Number of rooms	8
Land area	1983 m2
Area	696 m2
Category	For sale



Spacious three-storey house for sale with sea and mountain views, located in the prestigious urbanization Canyelles, Lloret de Mar, Costa Brava in Spain.

House area: main house - 319 m2, guest house - 78 m2.

Land area - 1983 m2.

4 bedrooms.

4 bathrooms.

Year of construction - 1964. The house was completely reformed in 2016.

Distribution of space.

The main house:

On the ground floor of the house there is a spacious living-dining room, a well-equipped kitchen, two bedrooms, two bathrooms with hydromassage baths, an office, a pantry.

On the first floor of the house there is another living room with access to a balcony and a bathroom.

Basement floor - there is a gym, billiard room, spa area with massage room, sauna.

Guest house.

Living-dining room, kitchen, bedroom, bathroom.



ID: ES-92-60315
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 371 26595522

Electric heating, heated floors.

Gas cylinders for use in the kitchen, as well as for heating water.

Spacious garage for three cars.

Beautiful large garden with terraces, tangerine grove, 2 fountains, solarium, zone for barbecue.

Buying a home could be considered as an interesting investment project; due to the fact that two land plots with a total area of 1983 m² are combined, they can be divided and sold separately.

Annual property tax (IBI) – 1.800 Euro.

The annual contribution for the maintenance of the urbanization territory (comunidad) is 400 Euro.

Possible sale “with a tenant” (at the moment the house is rented, the rental price is 30.000 Euro per year).

Payment by installments is possible.

Additional Information.

The house is superbly located in the tranquil green urbanization of Canyelles just a short drive from the center of Lloret de Mar. The nearest delightful beach in Cala Canyelles is about 900 meters away (10 minutes walk). On the beach there is a restaurant with a gorgeous sea view, a playground, here you can dedicate yourself to all kinds of water sport.

The town of Lloret de Mar enjoys a well-deserved popularity among vacationers due to its picturesque coastline and vibrant and eventful life. Here you will find everything you may need, both for a memorable summer vacation and for comfortable year-round living – supermarkets, banks, medical centers, beauty clinics, sports complexes and gyms, children’s centers, the Water World water park, the famous Santa Clotilde Gardens, restaurants, bars, discos, and even a casino.

The nearest airport, Girona – Costa Brava, is 34 kilometers away (35 minutes by car). The distance to Barcelona Airport is 100 kilometers (1 hour 24 minutes drive).

Contacts:

Darja Kovalenok

GSM: + 371 26595522

(Viber, WhatsApp)

E-mail: daria@mgroup.lv