



EXCLUSIVE VILLA IN BEGUR, COSTA BRAVA, WITH PANORAMIC VIEWS OVER  
AIGUABLAVA AND SOUTH ORIENTATION.

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SELLING PRICE : 5 000 000 €

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CARRER DEL MESTRE NICOLAU, 2  
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## DESCRIPTION

This impressive house is located in a privileged location on the coast of Begur, one of the most emblematic areas of the Costa Brava. At 90 metres above sea level, the property offers panoramic views of the beaches located just 5 minutes from the property and, thanks to its south orientation, it allows us to enjoy the sun all day long.

The property consists of a main house and a guest house. The complex offers a total built area of 1032m<sup>2</sup> on a plot of 3700m<sup>2</sup> on a semi-flat plot, blending impeccably with its outdoor space, with olive trees decorating a spectacular Mediterranean garden surrounding a swimming pool with also sea views.

Built in the 1970s, the six-bedroom main house consists of a main floor, highlighted by a cosy living room with large windows giving access to a large terrace with incredible sea views, perfect for meals and gatherings. Upstairs is the master suite, which has a private office, bedroom with access to two private terraces and a large dressing room. It also has a jacuzzi, bathroom with spacious shower and solarium terrace. On the garden level there are two suites, a children's playroom, a porch, a four car garage with plenty of space and a wine cellar with fireplace.

The guest house, with an entrance and garage totally independent from the main house, is perfectly equipped, although it would need some refurbishment. It has a living room, kitchen, four bedrooms and three bathrooms.

This is a luxury villa without equal, located in an exceptional area and with incredible panoramic views of the Mediterranean, in which every detail has been carefully thought out to provide an exceptional living experience.

## CARACTÉRISTIQUES

|                               |               |                      |                          |                   |   |
|-------------------------------|---------------|----------------------|--------------------------|-------------------|---|
| Type of property :            | House / Villa | Fees :               | -                        | Surface :         | 1,152 m <sup>2</sup>                          |
| Land area (m <sup>2</sup> ) : | -             | Bedrooms :           | 6                        | Annual charges :  | -   |
| Balcony Surface :             | -             | Elevator :           | No                       | Swimming pool :   | Yes   |
| Energy consumption level :    | C             | Energy consumption : | kWh/m <sup>2</sup> 80.00 | Gaz consumption : | kg<br>éqCO <sub>2</sub> /m <sup>2</sup> 16.00 |
| Number of lots :              | -             |                      |                          |                   |   |

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NON-CONTRACTUAL INFORMATION

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