



GOLF TORREMIRONA - GIRONA - HOUSE 315 M² - 4 BEDROOMS



SELLING PRICE : 1 390 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

Golf. Luxury villa located in the TorreMirona Golf & Spa complex with an impressive view of the golf parks and the Pyrenees. The house is made up of large openings with three luminous spaces. High ceilings with wooden beams that combine colonial and modern style. The house is entirely isolated with double walls in stone and double glazed windows. The floor is solid Scandinavian oak with underfloor heating. Entrance to the residence with control of access 24h. Private parking for 4 vehicles. Main entrance through a solid wooden door that leads to the hall, with a large window and view of the garden. An other direct access for the service area to the kitchen.

GROUND FLOOR

The house is spread over two areas that communicates with a large living-dining room with high ceilings and direct access to the garden. In the left wing we find the bedroom area with three double bedrooms with ensuite bathroom with shower, lavatory and WC. All rooms have access and view of the garden and swimming pool. This area also has a small room with a washing machine, a courtesy bathroom. In the right wing of the house there is a large dining-living room with an 8-meter sliding window perfectly integrated into the space, ideal in summer to give a continuation of the dining room with the garden. The kitchen of 29 m2 is spacious, has a large central area with a cooking area in volcanic stone, a teppanyaki plate and a vitroceramic plate, oven, microwave, chauffe-plat, freezer and large format refrigerator. All appliances are from Siemens.

FIRST COURSE

Suite-type room with bathroom, desk and terrace. Spenid views on the Canigou, the garden, the swimming pool and the golf course.

OUTSIDE

Large garden with overflow pool of 12 × 5.5 m with nocturnal illumination of different colors and covered porch.

COMFORT

Wifi, Domotics, air conditioning and fans around the house. Aerothermal boiler (renewable energy). Double insulating stone wall, Sunglass thermal glass.

TorreMirona Golf & Spa Resort is located in the Alt Empordà region, just 4 km from the Figueras international AVE station and 30 km from Girona International Airport, 45mn to Barcelona and close to the beautiful beaches and coves of the Costa Brava, an ideal place to enjoy bike rides, horseback...

CARACTÉRISTIQUES

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|----------------------------|----------------------|----------------------|---------------------------|-------------------|---|
| Type of property : | House / Villa | Fees : | - | Surface : | 307 m ² |
| Land area (m2) : | 1,800 m ² | Bedrooms : | 4 | Annual charges : | 125 € |
| Balcony Surface : | - | Elevator : | No | Swimming pool : | Yes |
| Energy consumption level : | D | Energy consumption : | kWh/m ² 118.00 | Gaz consumption : | kg eqCO ₂ /m ² 20.00 |
| Number of lots : | - | | | | |

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