



COSTA BRAVA - LLAFRANC - HOUSE 4897 SQ FT - 6 BEDROOMS

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SELLING PRICE : 2 990 000 €

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CARRER DEL MESTRE NICOLAU, 2  
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## DESCRIPTION

Fantastic house located in Llafranc just 5 minutes walk from the beach and the port of Llafranc.

The property is located on a plot of 955 m2, opens a comfortable house of 455 m2, with a nice garden and a private swimming pool. Bright and sunny villa thanks to its excellent south facing orientation.

Large hall connecting to the living room with a large window and a terrace with spectacular views, a TV room with a fireplace, a large dining room, a large kitchen, a pantry and a porch with a sofa or chillout area where you can enjoy a superb view and acces to the garden and the swimming pool.

The night area has 6 suites with fitted wardrobes and bathroom and view of the garden, a living room a laundry and ironing room.

On the ground floor is the boiler and closed parking for 2 cars, motorcycles, bicycles,... and open parking for four other cars.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	455 m <sup>2</sup>
Land area (m2) :	955 m <sup>2</sup>	Bedrooms :	6	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 187.0	Gaz consumption :	kg eqCO <sub>2</sub> /m <sup>2</sup> 49.00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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