



REFORMED HOUSE, CLOSE TO THE SEA AND THE CITY



SELLING PRICE : 2 200 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

CONFIDENTIAL SALE.

This nice, totally reformed, three floors house with a garden, porch area, and pool with wonderful open views of the sea and the city of Playa de Aro is available for off market sale. The location is excellent, being just a 10-minute walk from the beach and 5 minutes from the center of Playa de Aro. It is situated in a quiet residential area, away from the hustle and bustle, even during the summer season.

The main entrance from the street is on the second floor, accessible via a staircase from the street or from the garage through an elevator connecting all three floors.

Ground floor: Interior garage with space for two large cars and direct access from the street through an automatic door. Additionally, this floor houses the laundry room, the elevator, and a studio with a spacious living-dining room and open kitchen, 2 double bedrooms, and 2 bathrooms. Natural light floods the space through a skylight from the garden.

First floor: Completely renovated, this floor features 4 double bedrooms, each with its own bathroom. Two of these bedrooms have direct access to the garden and pool. The floors are laminated, and the 2.8-meter-high ceilings are illuminated with LED lights. The master bedroom includes an electric fireplace and a spacious bathroom with a shower.

Second floor: Currently undergoing renovation, it will include a living-dining room with an open kitchen, offering views of the sea, garden, and panoramic city views. It will also feature double and triple opening windows, a guest room, and a bathroom behind the kitchen. Noteworthy is the spacious entrance hall with a door from the street, an elevator, and a wide staircase connecting to the lower floors.

Heating is provided by diesel and underfloor heating. The low-maintenance garden has paved and grassed areas, with exterior lighting and Mediterranean plants.

Contact us for more information.

CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	450 m ²
Land area (m2) :	-	Bedrooms :	7	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	-	Energy consumption :	-	Gaz consumption :	-
Number of lots :	-				

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