



BRIGHT AND SPACIOUS MODERN CHALET

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SELLING PRICE : 960 000 €

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## DESCRIPTION

Semi-new chalet located in the prestigious neighborhood of Mas Trempat in Santa Cristina, in the sought-after area of the Costa Brava. Just 3 km from the beach, this property enjoys a privileged location. Additionally, it offers panoramic views of the majestic mountains and is surrounded by non-buildable green areas, ensuring a quiet and peaceful environment.

The villa is impeccably distributed over different levels, offering maximum comfort, a feeling of privacy, and brightness to every space and room in the house.

Upon entering through the main door, you step into a spacious double-height living-dining room, characterized by a glass bridge that connects the two bedrooms on the second floor, giving it a suspended, open, and spacious design throughout the house. On the same floor, there is a modern and functional kitchen, as well as two double bedrooms, located on opposite sides, each with its own full bathroom.

From the living room, you access one of the terraces leading to the heated saltwater pool, which features a motorized cover. At the other end of the living room and also from the kitchen, you access an extensive outdoor garden area of 430 m<sup>2</sup>, decorated with olive trees and fruit trees, offering a natural and relaxing environment.

On the top floor of the house, there are two double bedrooms, a full bathroom, and an open studio, providing additional versatile and functional space.

On the ground floor, there are the garage with space for two vehicles, the machine room, the laundry room, and a charming wine cellar area.

This villa combines an elegant and bright design style with great attention to comfort, achieving a perfect harmony between architecture and the natural environment. The property is delivered fully equipped, furnished, and decorated, ensuring a living experience ready to be enjoyed from the first moment. THE PROPERTY HAS A TOURIST LICENSE, which can be a significant advantage if you buy the house as a second residence and want to generate additional income.

The garden of the house is an independent plot with the possibility of building another house.

In summary, this chalet offers a unique opportunity to acquire a high-quality residence in a coveted location, where tranquility and comfort blend with the beauty of the natural environment, creating an exclusive and peaceful atmosphere.

Feel free to contact us for more details and to arrange a visit.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	341 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	4	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 229.0	Gaz consumption :	kg éqCO <sub>2</sub> /m <sup>2</sup> 46.00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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