



## House with sea views in Torre Gran - 580 m<sup>2</sup> plot

\*First image created with AI - the pool can be built exactly as shown\*

Magnificent single-story house located in the exclusive Torre Gran area, between Torroella de Montgrí and L'Estartit, with sea views and excellent orientation.

The house has 170 m<sup>2</sup> of living space, distributed into 3 bedrooms with built-in wardrobes, with the possibility of creating a large fourth suite (currently a party room with a fireplace). It features 2 fireplaces, abundant natural light thanks to its southeast and southwest orientation, and is in impeccable condition.

It sits on a 580 m<sup>2</sup> plot with the possibility of building a swimming pool, a garden with an outdoor fountain, and ample outdoor space.

Features:

PVC double-glazed windows

Mosquito nets

Gas heating and air conditioning

Enclosed garage for 1 car + carport for another

Automatic gate

Laundry area

Expenses:

Property tax (IBI): €600/year

Community fees: €200/year

Price: €455,000

Ideal as a primary residence or second home on the Costa Brava.

Transaction	Sale
Category	House
Situation	Carrer Suissa, 82, Torroella de Montgrí, Baix Empordà
Built area	200 m <sup>2</sup>
Useful area	170 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Garden	350 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Plot	580

455.000 €

