Domiyo Inversiones Inmobiliarias

c/ Pompeu Fabra 546
Caldes de Malavella

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Reference:	**VE121**
Property type:	House Unifamiliar
Sale/rent:	For sale
Price:	**344.500 €**
Condition:	Good condition

Address:	Llevant 866
Town:	Caldes de Malavella
Province:	Girona
Postal code:	17455
Zone:	Urb Llac del Cigne

Sqm built:	205	**Floor:**	stoneware	**Living area:**	170
Plot sq.meters:	910	**Garages:**	1	**Hot water:**	individual
Sqm terrace:	8	**Terraces:**	1	**Heating energy:**	gasoil
Bedrooms:	5	**Orientation:**	south	**Bathrooms:**	2
Antiquity:	1984	**Outward/Inward:**	outward	**Cupboards:**	5

Description:

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Detached house located in the Llac del Cigne residential area of Caldes de Malavella, set on a fantastic 910 m² plot, almost completely flat, very sunny and with more than enough space to build a swimming pool while still enjoying a generous garden.

Caldes de Malavella is well known for its thermal waters and spas, surrounded by forests, countryside and nature while remaining exceptionally well connected. Girona is approximately 15 minutes away, Girona-Costa Brava Airport around 10 minutes away and the beautiful beaches of the Costa Brava approximately 25 minutes by car. The town also has its own railway station and convenient connections to the main roads and the AP-7 motorway. Nearby you will also find Camiral Golf Wellness and Pitch Putt Franciac.

The property offers approximately 210 m² of built area distributed over two main floors plus a spacious basement.

Upon entering, a welcoming hallway leads into the main floor. Straight ahead is a spacious living-dining room with fireplace. On the same level there is a bright, well-equipped independent kitchen, a full bathroom with bathtub and a garage for one car with additional storage space.

Upstairs there are two double bedrooms and three additional individual rooms, currently arranged as a former kitchen and two rooms with bunk beds. The bedrooms feature built-in wardrobes. The main bedroom stands out for its generous proportions, private fireplace and direct access to a terrace with pleasant views over the surrounding area. A second full bathroom with bathtub is also located on this floor.

The current layout offers interesting possibilities for modernisation. For example, the former kitchen could be converted into a private bathroom for the main bedroom, creating a comfortable en-suite bedroom.

The house also has a large basement, currently used for storage, which thanks to its size offers numerous possibilities as a gym, games room, workshop, wine cellar or leisure area.

One of the property`s greatest assets is its outdoor space: a 910 m² plot that is almost completely flat and enjoys plenty of sunshine. There is more than enough room to build a swimming pool while retaining a generous garden. The property also benefits from its own water well and a pleasant covered porch with summer kitchen and barbecue area.

The house is equipped with oil-fired heating and a combination of wooden and PVC window frames.

A spacious home with, above all, an excellent plot, ideal for those looking for peace and nature without being far from Girona and the Costa Brava, and offering plenty of potential to modernise and adapt it to their own style.

Notary and Land Registry fees, taxes and other expenses related to the purchase are not included in the sale price.

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