



## CALA MORETA

Mediterranean family villa 1.5 km from the cove of Sa Riera and Platja del Racó

Located in the heart of the Baix Empordà, this detached villa is ideally located between the charming towns of Begur and Pals. Just ten minutes walk from Platja de Pals and very close to the most beautiful coves in the area, such as Sa Riera or Sa Tuna. Golf lovers will enjoy the proximity of several prestigious golf courses, such as Golf de Pals and Golf Empordà Serres de Pals. Just a few minutes away, you will find a variety of shops and essential services: supermarkets, restaurants, pharmacies, gas stations, etc. The property has an excellent connection to the main access roads to the region, and to the main highway to Barcelona and France, or the airports of Girona and Barcelona, as well as the best fishing and sports ports on the Costa Brava.

The property has a surface area of 251 m<sup>2</sup>; built on a plot of 828 m<sup>2</sup>, with the following layout:

**Main floor:** The property is accessed through a large, cobbled patio, where several vehicles can be parked. From the main door we access a spacious living-dining room with a fireplace with large windows that allow the entry of abundant natural light and offer access to a front balcony. Next to the living room, there is the fully equipped and semi-open kitchen. On this floor there is also a double bedroom suite, with a private bathroom and a guest toilet.

**Ground floor:** Three double bedrooms, all with built-in wardrobes. One of these bedrooms is a suite, with a bathroom with a shower. On this floor there is also an additional bathroom with a bathtub and a laundry area.

**Annex area:** This part of the house includes two double bedrooms and a bathroom with a shower.

**Exterior:** A large garden, perfect for enjoying outdoor meals with family and friends in summer. It also has a swimming pool with an outdoor shower area, and a pleasant barbecue area with a water supply, which would make the perfect summer kitchen. There is a pool machinery room/storage room, and several levels of land that can be adapted to a vegetable garden, a petanque pitch, etc.

The property is equipped with heating, air conditioning and aluminium carpentry in all rooms. Ideal as a main residence, as it is very close to services open all year round.

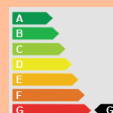
For those seeking peace and contact with nature, the area offers multiple routes to do on foot or by mountain bike, as well as the wonderful Camino de Ronda that runs along the entire coast.

In summer, the leisure offer is varied and vibrant, with festivals such as Cap Roig, considered by the New York Times as one of the top 10 on the planet, the Torroella de Montgrà festival, or the Perelada festival, with all kinds of performances by renowned artists. Begur is a picturesque town located in the province of Girona, known for its medieval charm, its characteristic colonial-style houses, its beautiful views of the Mediterranean Sea and its idyllic coves. The town is located on a hill, which provides a spectacular panoramic view of the coast and the Medes Islands.

As well as being a popular tourist destination, Begur

|                   |                     |
|-------------------|---------------------|
| Transaction       | Sale                |
| Category          | Single family house |
| Municipality      | Baix Empordà        |
| Surface area      | 251 m <sup>2</sup>  |
| Rooms             | 6                   |
| Bathrooms         | 4 bathrooms         |
| Parking           | Yes                 |
| Washing machine   | Yes                 |
| Utility room/area | Yes                 |
| Terrace           | Yes                 |
| Courtyard         | Yes                 |
| Garden            | Yes                 |
| Swimming pool     | Yes                 |
| Central heating   | Yes                 |
| Air conditioning  | Yes                 |
| Land              | 828 m <sup>2</sup>  |
| Balcony           | Yes                 |
| Furnished         | Yes                 |

730.000 €



**G** - 359 kWh/m<sup>2</sup>  
**E** - 60 kg CO<sub>2</sub>/m<sup>2</sup>