



VILLA CALA MORETA

Magnificent mediterranean style property close to the beach

Located in the heart of the Baix Empordà, this impressive house is located between the charming towns of Begur and Pals. Just a ten minute walk from Platja de Pals and very close to some of the most coveted coves in the area, such as Sa Riera, Sa Tuna and Platja de Pals. Golf lovers will enjoy the proximity of several prestigious golf courses, such as Golf de Pals and Golf Empordà Serres de Pals.

For those in search of peace and contact with nature, the area offers many routes for walking or mountain biking, as well as the impressive coastal paths that run along the coast.

In summer, the leisure offer is varied and vibrant, with festivals such as the Cap Roig, considered by the New York Times as one of the 10 best on the planet, the Torroella de Montgrà festival, or the Perelada festival, with the best performances of classical music and world-renowned artists on the Costa Brava.

Just a few minutes away, you will find a wide variety of shops and essential services: supermarkets, restaurants, chemists, petrol stations, etc. The property has excellent connections with the main access roads to the region, and with the main motorway to Barcelona and France, or the airports of Girona and Barcelona, as well as the best fishing ports and marinas on the Costa Brava.

The property has a built area of 251 m²; on a plot of 828 m².

Layout:

Main floor: From the main door, we access a spacious living-dining room with fireplace, surrounded by large windows that allow the entry of abundant natural light and offer access to a front balcony, from which you can enjoy spectacular views of the mountains and the residential area of the area. Adjacent to the living room is the fully fitted, semi-open plan kitchen. On this floor there is also a double bedroom suite with private bathroom and a guest toilet.

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

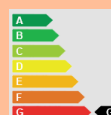
Annex area: This part of the property includes two double bedrooms and a bathroom with shower.

Outside: A large garden that is perfect for outdoor meals with family and friends in the summer. It also has a swimming pool with an outside shower corner, and a nice barbecue area with water connection, which would make the perfect function of a summer kitchen. Also in this area there is the pool machinery/storage area, and several levels of land that can be adapted for a vegetable garden, petanque field, etc.

The property is equipped with heating, air conditioning and aluminium carpentry in all the rooms. Ideal for main residence, as it is very close to services open all year round. Begur is a picturesque village located in the province of Girona, in the Catalonia region of northeastern Spain. It is known for its medieval charm, its beautiful views of the Mediterranean Sea and its idyllic beaches. The village is located on a hill, which gives it a spectacular panoramic

Transaction	Sale
Category	Single family house
Municipality	Baix Empordà
Surface area	251 m ²
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 ²
Balcony	Yes
Furnished	Yes

749.500 €



G - 359 kWh/m²
E - 60 kg CO₂/m²