



**Ref: VENT- CASA ROCAMAURA 68 CASA
ROCAMAURA 68
ESTARTIT (L´)**

775.000 €

DESCRIPTION

Detached villa of 246 m² built on a 680 m² plot, located in the Rocamaura Urbanization in L'Estartit (plot 68), in the municipality of Torroella de Montgrí. The property is distributed over several levels, adapted to the natural slope of the land. The basement features a 63 m² garage, with direct access from the street and internal connection to the living areas via stairs. On the ground floor are the living-dining room, kitchen, four bedrooms, and two bathrooms, all laid out for comfort and functionality. The first floor or loft includes a spacious area for a fifth bedroom, a bathroom, a storage room, and a terrace, both offering spectacular panoramic views of the L'Estartit bay. This floor is surrounded on all four sides by large terraces. On the southeast side of the property, there is a generous garden terrace with a 60 m² swimming pool and stunning 180° panoramic views from Cap de la Barra mountain to the town of Pals. From here, you can see the entire urban area of L'Estartit, the large beach, the Yacht Club, and directly ahead, the Medes Islands, the Gola del Ter, Begur, Sa Punta, and part of the Baix Empordà plain. The house is sold fully furnished and equipped. The kitchen has been recently renovated, and the property features large windows that provide abundant natural light all year round and magnificent sea views. Thanks to its prime location and well-balanced layout, this villa is ideal as a holiday home, a permanent residence, or for weekend and seasonal stays. It is a cozy, comfortable, and bright home. Easy access from the town center of L'Estartit, which offers all necessary services. The property is situated in a very quiet area, with neighbors mostly owning second homes.

General

Type of Property: **Semi-detached** m2: **246**
house

m2 plot: **0** Distance from the beach:

Year of construction: Type of pool: **Private**

Views: **Panoramic view**

Characteristics

Number of rooms: **5**

Toilets: **0**

Bathrooms with bathtub:
2

Bathrooms with shower: **1** Double beds: **0**

Single beds: **0**

Bunk beds: **0**

Cribs: **0**

Sofa beds: **0**

Type of kitchen:

Other Features

Parking

Garage

