



### Magnificent villa for sale, located in Port de la Selva, in the quiet area of Cap de Vol,

Magnificent villa for sale, located in Port de la Selva, in the quiet area of Cap de Vol, with spectacular sea views.

The property is distributed over two floors. The basement level features a spacious garage with room for several vehicles, as well as two multipurpose rooms and a full bathroom, ideal for storage, a workshop, or leisure spaces.

The main floor offers a comfortable and functional living space with four bedrooms, three of which are doubles, and a suite with an en-suite bathroom. It also has a second full bathroom, a separate kitchen, and a spacious living-dining room with abundant natural light and direct access to the outside.

Outside, the property boasts a lovely garden, perfect for enjoying the pleasant climate and the breathtaking sea views.

Price excludes notary fees, registration fees, and taxes.

Seller's commission.

Transaction	Sale	Category	CASA RUSTIC
Municipality	El Port de la Selva	Surface area	312 m2
Rooms	4	Bathrooms	3 bathrooms
Parking	Yes	Terrace	Yes
Swimming pool	Yes	Air conditioning	Yes
Land	556		

**Price**            **1.350.000 €**