



## House for sale

Esclanyà / Begur

€700,000

Impecable casa de una planta con 2 habitaciones en suite: 100 m<sup>2</sup> contruidos, 79 m<sup>2</sup> según catastro.

Reforma de calidad y buen gusto.

Salón comedor con chimenea.

Cocina americana y altillo (pequeño estudio/despacho), con vista al salón.

2 dormitorios dobles y en suite. 2 baños completos.

Chimenea en dormitorio principal.

Dos galerías en jardín.

Barbacoa

Piscina

Gran Trastero con luz

Porche para coche

Pozo de agua compartido con vecino (permiso concedido para tener uno propio). No paga agua.

Aire acondicionado.

Zona muy tranquila y muy cerca de acceso autopista.

Gran terreno boscoso de 8.000 m<sup>2</sup>.

Riego Automático.

Entendido de calefacción vía App a distancia.

Alarma y cámaras de seguridad.

Cédula de habitabilidad.

Ubicación: Esclanyà, Begur. A 10 minutos en coche del centro histórico de Begur y 5 del de Exclanyà. A 12 minutos en coche de la playa.



- 100 m<sup>2</sup>
- 2 Bedrooms
- 2 Bathrooms
- 8,000 m<sup>2</sup> plot
- Pool
- Heating
- Backyard
- Fireplace
- Security
- Built in closets
- Outside

## About Esclanyà

**Esclanyà** is a small and picturesque village located in the **Baix Empordà** region, in the province of **Girona, Catalonia**. This charming municipality is characterized by its natural surroundings, with landscapes of hills and fields that invite exploration. Esclanyà stands out for its tranquility and authenticity, offering a rural experience that attracts those looking to escape the hustle and bustle of the city. The cobblestone streets and **houses in Esclanyà** reflect the traditional architecture of the region, creating a warm and historic atmosphere. Additionally, its proximity to the coast and nearby towns such as **Begur** and **Palafugell** allows visitors to enjoy the beaches of the **Costa Brava**, making Esclanyà an ideal destination for those wishing to experience Catalan nature and culture.



## About us

The Home Hunter is a real estate business with more than 10 years of experience and with the best properties in Barcelona, Madrid, Empordà and Andorra. We understand and sell with warm and transparency, offering a different, honest and close experience. Our vision has turned us into one of the territory's most recognised brands, we are the leaders on Instagram. Follow us on @thehomehunter\_

We are not a typical real estate business, we want to add value to the process, accompanying our client in a complete experience, where you can buy, remodel, decorate and sell with the same people. We are much more than a real estate business. We are a committed team, made up of talented people passionate about finding homes for every story. People that do everything that is possible to help you live the way you dream to. We make the real estate business feel pleasurable and efficient.

