



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Charming Ocean View Home with Separate Guest Apartment



## general:

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<b>object number external:</b>	KBMN332	<b>as from:</b>	05.03.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1996
<b>place:</b>	17310 LLORET DE MAR	<b>Total size of site:</b>	788,00 m <sup>2</sup>
<b>Total space:</b>	788,00 m <sup>2</sup>	<b>Number of bedrooms:</b>	6,0
<b>Number of bathrooms:</b>	3,0	<b>number of parking spaces:</b>	1,0
<b>Condition:</b>	groomed		

## prices:

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<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	729.000,00 €
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## energy certificate:

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<b>expiry date:</b>	2026-05-26	<b>age group:</b>	2014
<b>value class:</b>	E	<b>beaconing:</b>	oil

## contact person:

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## Infrastructure:

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## Description:

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A unique opportunity in Roca Grossa! This impressive property offers a large house with ample land, garage and a separate apartment ideal for guests or service.

The main house, with quality finishes, has 4 double bedrooms, 2 bathrooms (one en suite with a luxurious jacuzzi), an additional toilet and a separate laundry room. The living room is cozy, with fireplace and air conditioning, perfect to enjoy the calm, while the sea views from the terrace create a unique atmosphere. The separate kitchen, with direct access to the terrace and panoramic views, is connected to the garage for convenience.

On the third floor, you will find an independent apartment with private access. This space has a kitchen with access to the garden, a large dining room, 3 double bedrooms, a suite and an office, making it a perfect place to receive your loved ones or for service accommodation.

In addition, the property has oil boiler heating in both the house and the apartment, ensuring comfort throughout the year. Its south orientation ensures sun all day long, creating a bright and cozy atmosphere in every corner.

With an additional plot of 671 square meters, the property extends over a total of 1459 square meters, offering ample possibilities to enjoy the outdoors, create your own garden or realize custom projects. A property that has everything to offer you quality of life, privacy and comfort!

## Location:

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Lloret de Mar is a Spanish municipality and town in the province of Gerona, in the autonomous community of Catalonia. The municipality, located next to the Mediterranean Sea, on the Costa Brava, belongs to the region of La Selva and has a population of 42 600 inhabitants.

## images

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WhatsApp Image 2025-02-21 at 17.58.17 (2)



WhatsApp Image 2025-02-21 at 17.58.19 (4)



WhatsApp Image 2025-02-21 at 17.58.18 (1)



WhatsApp Image 2025-02-21 at 17.58.18 (3)



image00009



image00013



image00004



image00007



image00005



WhatsApp Image 2025-02-21 at 17.58.19 (2)



WhatsApp Image 2025-02-21 at 17.58.19 (3)



WhatsApp Image 2025-02-21 at 17.58.20 (2)



WhatsApp Image 2025-02-21 at 17.58.20 (1)



WhatsApp Image 2025-02-21 at 17.58.20 (4)



WhatsApp Image 2025-02-21 at 17.58.21 (1)



WhatsApp Image 2025-02-21 at 17.58.21



WhatsApp Image 2025-02-21 at 17.58.20 (3)



image00023



image00019



image00018



image00017



WhatsApp Image 2025-02-21 at 17.58.21 (2)



WhatsApp Image 2025-02-21 at 17.58.21 (3)



image00021



image00022



WhatsApp Image 2025-02-21 at 10.53.23 (4)



WhatsApp Image 2025-02-21 at 10.53.23 (2)



image00014



WhatsApp Image 2025-02-21 at 10.53.22



WhatsApp Image 2025-02-21 at 17.58.20



WhatsApp Image 2025-02-21 at 17.58.17 (3)



WhatsApp Image 2025-02-21 at 17.58.17 (4)





WhatsApp Image 2025-02-21 at 17.58.17 (5)



WhatsApp Image 2025-02-21 at 17.58.18 (2)



WhatsApp Image 2025-02-21 at 17.58.19 (1)



WhatsApp Image 2025-02-21 at 17.58.19

