



## Ref: 1321-V Casa Foranell

LLAFRANC

Consult

### DESCRIPTION

Magnificent 416 m<sup>2</sup> detached house in Llafranc, just 350 metres from the beach on foot, with a large private saltwater pool and private attached apartment. Built with tamariu stone. It has a Tourist License. It has 6 double bedrooms in total, 5 bathrooms and a toilet, two living rooms, office, garage and a space for 4 cars, gas-oil heating. This high-end property combines comfort, privacy and an excellent location in one of the most sought-after areas of the Costa Brava. Ideal both as a main residence or as a second home, it is designed to make the most of the Mediterranean lifestyle. Distribution of spaces: On the ground floor, there is a large living room with a fireplace, perfect for creating a warm atmosphere during the colder months. The floor also includes a full bathroom with a shower, as well as a garage with a laundry area and space for machinery, which provides great functionality and comfort. The first floor offers an elegant living area with a large living-dining room that also has a fireplace and access to a large sunny terrace with a glazed area, ideal for enjoying the views or the fresh air. There is also a private office. The kitchen is independent and fully equipped, allowing fluidity in daily life. A guest toilet completes this floor.

The second floor houses three double bedrooms, two of them en suite. The master bedroom includes a bathroom with a bathtub, while the second suite is equipped with a shower. All bedrooms have wardrobes and have natural light. The decoration is very typical rustic Catalan. Swimming pool, outdoor area, independent apartment and barbecue annex. The jewel of this property is its large private saltwater pool, surrounded by a garden area ideal for rest and leisure, a small oasis in the summer months. Next to the pool, we find an independent apartment with three bedrooms, two full bathrooms, kitchen and living room, perfect for guests or for use as auxiliary accommodation/rental. The house has a tourist license. There is also a storage room, ideal for storing pool items. On



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the same level as the kitchen in the main part of the house, we find a covered porch with barbecue that adds an additional touch to enjoy outdoor meals and unforgettable moments with family and friends, with views of the Pyrenees. There is also a storage room that could be converted into a separate annex as a room. The entire house and annexes are built with Tamariu stone. The carpentry is made of wood, which brings warmth to the interiors, and the heating is gas-oil, guaranteeing comfort throughout the year.



### General

Type of Property: **Detached house / Villa** m2: **416**  
m2 plot: **1490** Distance from the beach: **350 m**  
Year of construction: Type of pool: **Private**  
**1960**  
Views: **View of fields**

### Characteristics

Number of rooms: **6** Toilets: **1** Bathrooms with bathtub: **2**  
Bathrooms with shower: **3** Double beds: **0** Single beds: **0**  
Bunk beds: **0** Cribs: **0** Sofa beds: **0**  
Type of kitchen: **Separate kitchen**

### Other Features

Terrace Porch Garden  
Garage

