



### Clavells, 25, Vilacolum, 17474

This charming 156 m<sup>2</sup> property on a 532 m<sup>2</sup> plot is located in a quiet urbanization called Vilacolum, near Torroella de Fluvià (Costa Brava). One step away from the best beaches in Sant Pere Pescador. It has a community pool.

This charming little property is ideal as a vacation home; perfect for families. As well as a cozy, easy-care retreat home with an area for guests to enjoy the southern sun. Located in a well-kept residential complex on the outskirts of town, not far from the most beautiful beaches of the Costa Brava, you can enjoy a healthy Mediterranean climate all year round. The garden has 532 m<sup>2</sup> embraces the house almost entirely, in which you will enjoy its easily maintained lawns, trees and shrubs. Of course, you can't miss a barbecue here. From the street, a small corridor leads directly to the living room with a kitchenette and a large sliding glass door that gives access to the terrace. To the left there is another small corridor where you will find 2 double bedrooms, a complete bathroom with shower and an external guest toilet. There is also a storage room that connects directly to the garage. Both an internal and external staircase lead to the upper floor, so that the two levels can be enjoyed independently or rented. The upper floor also has a small living room with a kitchenette and an exit to the beautiful balcony overlooking the communal pool and garden. There is also full bathroom with bathtub and a double bedroom, as well as another smaller room that could be used as a children's study or reading room and has its own balcony. From here you can enjoy the fantastic sunsets with views of the Pyrenees.