



## 3 Bed Villa & Separate Guesthouse For Sale in Spain Caldes de Malavella, Catalonia Spain



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 322,709.23

### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Catalonia
Città:	Caldes de Malavella
Indirizzo:	Caldes de Malavella
Cap:	17455
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Descrizione:

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Caldes de Malavella,

Catalonia

Costa Brava

Spain

An Exquisite Spanish Retreat: Your Dream 3-Bedroom Villa in Caldes de Malavella, Costa Brava



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Nestled in the picturesque heart of Catalonia, within the esteemed region of Costa Brava, lies an exceptional opportunity to acquire a truly remarkable property. This is not merely a house; it is an invitation to embrace a lifestyle defined by tranquility, natural beauty, and the quintessential charm of Spanish living. Presenting an outstanding three-bedroom villa for sale in the sought-after locale of Caldes de Malavella, this residence offers a harmonious blend of comfort, modern amenities, and breathtaking panoramic vistas. This comprehensive exploration delves into the myriad facets of this exceptional property, painting a vivid picture of the idyllic life that awaits its fortunate new owners.

## A Coveted Location: Caldes de Malavella and the Allure of Costa Brava

Caldes de Malavella, a charming municipality steeped in history and natural splendor, serves as the perfect backdrop for this exceptional villa. Renowned for its thermal springs, which have attracted visitors seeking rejuvenation for centuries, Caldes de Malavella exudes an air of serenity and well-being. The town itself offers a delightful array of local amenities, including traditional markets brimming with fresh produce, quaint cafes where one can savor the local flavors, and essential services that cater to daily needs. The warm and welcoming community further enhances the appeal of this location, fostering a sense of belonging that is truly invaluable.

Beyond the immediate charm of Caldes de Malavella, the villa benefits from its strategic position within the renowned Costa Brava. This stunning stretch of coastline, translating to 'Wild Coast,' is celebrated for its dramatic cliffs, hidden coves, golden sandy beaches, and crystal-clear turquoise waters. The Costa Brava offers an unparalleled array of leisure activities, from sunbathing and swimming in the Mediterranean Sea to exploring charming coastal towns and indulging in delectable seafood cuisine.

The villa's location strikes a perfect balance between peaceful inland living and convenient access to the vibrant coastal scene. Situated just a comfortable 25-minute drive from the shimmering Mediterranean, residents can effortlessly enjoy the sun, sand, and sea whenever the mood strikes. This proximity ensures that the best of both worlds – the tranquility of the countryside and the excitement of the coast – are readily accessible.

## The Villa: A Haven of Comfort and Style

This meticulously maintained villa presents an exceptional opportunity to acquire a fully furnished residence, allowing for a seamless transition into Spanish living. Boasting three well-appointed bedrooms, the property offers ample space for families, couples, or those who appreciate having guest accommodation. Each bedroom has been thoughtfully designed to provide a comfortable and relaxing sanctuary, ensuring restful nights and peaceful mornings.

The villa features two tastefully designed bathrooms, catering to the needs of a modern household. These spaces have been recently renovated, reflecting contemporary styles and incorporating high-quality fixtures and fittings. The attention to detail in the bathroom design underscores the overall commitment to providing a comfortable and aesthetically pleasing living environment.

In total, the main villa encompasses seven distinct rooms, offering a versatile layout that can be adapted to suit various lifestyles. These spaces may include a spacious living room, a dining area perfect for



entertaining, a well-equipped kitchen, and additional rooms that can be utilized as studies, hobby rooms, or relaxation areas. The flow between these rooms has been carefully considered to create a harmonious and inviting atmosphere throughout the home.

### The Guest House: An Added Dimension of Versatility

Adding significant value and flexibility to the property is a completely new guest house, comprising three additional rooms. This separate dwelling provides an ideal space for visiting family and friends, offering them privacy and independence. Alternatively, the guest house could be utilized as a rental unit, generating potential income.

The guest house boasts its own generously sized kitchen and a modern bathroom, ensuring complete self-sufficiency. The brand-new construction of the guest house signifies a commitment to quality and modern living standards, making it a truly desirable addition to the property.

### Outdoor Oasis: Space, Views, and Potential

The villa is set within a substantial plot spanning 1004 square meters, offering an abundance of outdoor space for relaxation, recreation, and the pursuit of personal passions. The expansive grounds provide a blank canvas for creating your own outdoor paradise.

While the property currently does not have a swimming pool, the sheer size of the plot offers ample space to construct one, should the new owners desire. Imagine the joy of cooling off in your private pool on warm Spanish afternoons, surrounded by the beauty of your own garden.

One of the most captivating features of this villa is its breathtaking panoramic views. On one side, the property overlooks a vast and verdant forest, providing a sense of tranquility and connection with nature. The lush greenery creates a picturesque backdrop and offers opportunities for leisurely walks and exploration of the local flora and fauna.

On the opposite side, the villa commands stunning vistas of the majestic Pyrenees Mountains. These iconic peaks, often snow-capped in the distance, provide a dramatic and awe-inspiring panorama that changes with the seasons. Imagine waking up to the sight of these magnificent mountains every day, a constant reminder of the natural beauty that surrounds you.

### Modern Comforts and Security

The current owners have invested significantly in enhancing the comfort, security, and overall appeal of the property. The recent installation of a pellet stove provides efficient and eco-friendly heating during the cooler months, creating a cozy and inviting atmosphere within the home.

For peace of mind, the villa is equipped with a comprehensive alarm system, complete with strategically placed cameras and a central alarm monitoring station. This advanced security system offers reassurance and allows residents to feel safe and secure in their new home.



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A newly constructed wall with an electric access gate and remote control enhances both the security and the curb appeal of the property. The automated gate provides convenience and privacy, allowing for controlled access to the villa grounds.

Furthermore, the property benefits from the presence of two septic tanks, ensuring efficient and independent wastewater management.

### A Turnkey Opportunity at an Attractive Price

This exceptional villa is offered for sale fully furnished at the attractive price of 275,000 euros. This represents remarkable value for a property of this caliber, considering its prime location, generous size, recent renovations, the inclusion of a separate guest house, and the breathtaking views it commands.

The 'new in the house' additions, including both bathrooms, the interior and exterior painting, the pellet stove, the alarm system with cameras and alarm center, the new wall with electric access gate and remote control, the two septic tanks, and the completely new guest house with a large kitchen and bathroom, further enhance the appeal and investment potential of this property. These recent upgrades ensure that the new owners can move in and immediately enjoy the fruits of these improvements without the need for immediate renovations or additional expenditure.

### Embrace the Spanish Dream

This exceptional three-bedroom villa in Caldes de Malavella offers more than just a place to live; it presents an opportunity to embrace the quintessential Spanish lifestyle. Imagine waking up to the gentle sounds of nature, enjoying a leisurely breakfast on your terrace while gazing at the Pyrenees, and spending your days exploring the charming local towns or relaxing on the nearby beaches of the Costa Brava.

The fully furnished nature of the property simplifies the transition to life in Spain, allowing you to settle in quickly and begin enjoying your new surroundings. The inclusion of the guest house provides flexibility for accommodating visitors or generating rental income. The potential to build a swimming pool offers the opportunity to further enhance your outdoor living experience.

This is a rare opportunity to acquire a truly exceptional property in a highly desirable location. The combination of a beautifully appointed villa, a separate guest house, stunning views, modern amenities, and a competitive price makes this offering particularly compelling.

The existing outside area of the property currently presents itself as an unblemished expanse, a blank canvas awaiting the transformative touch of individual design and landscaping vision. This offers a unique opportunity for prospective buyers to tailor the external space precisely to their desires, whether envisioning lush gardens, recreational areas, or functional layouts. Adding further to the potential of this offering is the availability of adjacent plots of land, presenting the exciting possibility of significantly expanding the overall estate. One of these neighboring parcels encompasses approximately 1100 square meters, while the other spans around 500 square meters. Consequently, acquiring these contiguous plots in conjunction with the main property could create a substantial total surface area ranging from an



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impressive 2500 to 3000 square meters, unlocking even greater possibilities for development, expansion, and the creation of a truly bespoke and expansive property.

This excellent three-bedroom villa for sale in Caldes de Malavella, Costa Brava, Spain, represents a unique and compelling opportunity to own a piece of paradise. With its comfortable living spaces, the added benefit of a completely new guest house, breathtaking views of the forest and the Pyrenees Mountains, and its convenient proximity to the coast, this property offers an unparalleled lifestyle. The inclusion of modern amenities, recent renovations, and the fact that it is being sold fully furnished at an attractive price of 275,000 euros further solidifies its exceptional value. Don't miss the chance to make this remarkable Spanish retreat your own and begin living the dream you've always envisioned. This is more than just a villa; it's a gateway to a vibrant culture, stunning natural beauty, and a life filled with the warmth and charm of the Costa Brava.

## ABOUT THE AREA

Caldes de Malavella is a charming municipality situated in the comarca of Selva, within the Catalonia region of Spain. Historically renowned for its thermal springs, which gave the town its name ('Caldes' meaning thermal springs in Catalan), it has long been a place of relaxation and rejuvenation, dating back to Roman times. The town's coat of arms even depicts a girl bathing, highlighting this thermal heritage. Beyond its spas, Caldes de Malavella is also known for its bottled mineral water brands and its connection to the PGA Catalunya Golf and Wellness resort, one of Spain's premier golfing destinations.

The municipality offers a blend of historical interest and modern amenities. Visitors can explore remnants of ancient Roman baths and the Romanesque Church of Sant Esteve, showcasing the area's rich past. The surrounding landscapes are ideal for hiking and cycling, with various trails winding through the natural beauty of the region. Caldes de Malavella provides a tranquil inland setting while still being conveniently located for those wishing to explore the stunning Costa Brava coastline and its beaches.

In terms of connectivity, Caldes de Malavella benefits from its own railway station, providing links to major cities like Girona and Barcelona. This makes it easily accessible for both residents and visitors. The journey to Girona by train is approximately 20 minutes, while Barcelona is about an hour and a half away, offering a gateway to wider travel and cultural experiences within Catalonia.

For air travel, the nearest airport to Caldes de Malavella is Girona-Costa Brava Airport (GRO), located approximately 7 to 8 kilometers away. This proximity makes Caldes de Malavella a convenient destination for international travelers. The airport offers both domestic and international flights, connecting the region to various parts of Europe and beyond, further enhancing the accessibility of this appealing Catalan town.

## MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 1004m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 2 Bathrooms



- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Nuovo: Sì

### Comune

Camere da letto: 3  
Bagni: 2  
Finito piedi quadrati: 250 mq  
Dimensione del lotto: 1004 mq

### Utility details

Heating: Sì

### Rental details

Furnished: Sì

### Lease terms

Date Available:

### Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/ozj3H2Ry0UA>

### Contact information

IMLIX ID: IX6.802.881

