



Ref: CAS-8 Exclusiva casa unifamiliar en venta a Llança LLANÇÀ

DESCRIPTION

Exclusive detached house for sale in Llança, a unique property distributed over a ground floor and two upper floors, equipped with a lift and designed to offer maximum comfort and versatility. The property sits on a generous plot of approximately 780 m², providing space, privacy, and multiple possibilities. The ground floor, with a usable area of 272 m², features an independent apartment with two spacious double bedrooms with built-in wardrobes, a full bathroom with a shower, a separate kitchen, and a large living-dining area. This space includes air conditioning, heating, and double-glazed windows, with direct access to a private garden and a closed private parking space. On the same level, there is also an impressive annexed lounge area with a fireplace, a full bathroom with a shower, and an open-plan kitchen connected to a large living space, with access to two generous gardens on both sides—ideal for gatherings or leisure. Additionally, there is a versatile area suitable for use as a garage, offices, or other purposes, also with a bathroom. The first floor welcomes you with a spacious and elegant hall leading to high-quality finished rooms. It includes two double bedrooms, a large master suite with a walk-in wardrobe and a full bathroom with a hydromassage bathtub, as well as an additional full bathroom. A large independent kitchen with a central island and a spacious laundry area complete this floor. All rooms have access to terraces. The property benefits from oil heating throughout and an □□□□□□□□ south and southeast orientation, ensuring abundant natural light all day long. A large main dining room is also located on this level. The second floor offers two large independent bedrooms, each with a full bathroom with a shower, built-in wardrobes, and access to their own private terraces. There is also a dedicated space for a large studio with access to a spacious terrace. An exceptional property, ideal as a primary residence or investment, combining space, privacy, and multiple possibilities in a privileged location.

General

Type of Property: **Detached house / Villa** m2: **571**
 m2 plot: **780** Distance from the beach: **1500**
 Year of construction: **2005** Type of pool:
2005
 Views: **Mountain views**

Characteristics

Number of rooms: **7** Toilets: **1** Bathrooms with bathtub: **1**
 Bathrooms with shower: **3** Double beds: **0** Single beds: **0**
 Bunk beds: **0** Cribs: **0** Sofa beds: **0**
 Type of kitchen:

Other Features

Balcony Terrace Porch
 Garden Disabled Access Lift
 Parking Garage

Equipment





FALCÓ Immobiliària

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Season	Price	Minimum stay
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