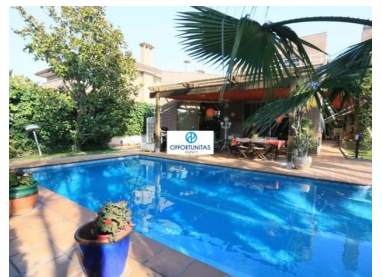
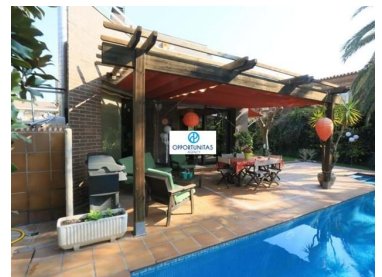




Cambrils - Chalet



4	3	310	650			590 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)

Exclusive detached villa of 260 m2 with pool for sale in Cambrils – Costa Brava.

a SINGLE-FAMILY, MODERN and BRIGHT house with all the comforts? Do you want to live in an idyllic, familiar and safe environment? Well, do not hesitate, this is your home.

This spectacular house meets all the requirements for it thanks to the fact that it is located in the most sought-after urbanization of Vilafortuny, ELS TALLATS and in a private community where you will enjoy large common garden areas, swimming pool, tennis court, football field, fronton, etc ...

This villa with 4 winds of new construction (built-in 1982) has:

- Two floors plus garage where the following 260 m2 rooms are distributed:
 1. Basement: spacious garage of 110 m2 for 2 cars, wine cellar or pantry and kitchen with barbecue.
 2. Ground floor: it has 120 m2 of surface where there is an entrance hall, toilet with shower, fully

E consulting@opportunitasagency.com

Passeig de Josep Mundet, 76 local 16 17252 Sant Antoni de Calonge (Girona)



equipped kitchen, pantry/storage room and a large bright living room with fireplace. There is an open staircase that connects to the upper floor. Direct access to the garden area with a heated pool as well as having a private outdoor garden space with a covered terrace with pergolas with awnings and a summer dining room.

3. First floor: it has 90 m2 distributed in 1 master bedroom with dressing room and bathroom, 2 single bedrooms, 1 double bedroom, 1 bathroom with hydromassage cabin, 1 open terrace and another gallery terrace with aluminium enclosure.

This house has many extras that add value and comfort to the property such as:

- Protection with a connected alarm and recording system
- Gas heating throughout the house
- Air conditioning in the living room master bedroom and guest room
- Solar panels for hot water
- Outdoor awnings throughout the house
- Garden with programmable automatic irrigation system In addition, the outdoor garden of 650 m2 with a private pool and tree area is perfect to enjoy a barbecue or to sit and contemplate the silence and harmony of nature in its purest state, without interruptions.

This property is on the Costa Brava and in a privileged location:

- 1.2 km or 5 minutes (16 minutes walk) from Vilafortuny Beach.
- 4.5 km or 9 minutes from Salou.
- 4.9 KM or 10 minutes from Cambrils.
- 11.1 km or 15 minutes from Reus.
- 19.4 km or 18 minutes from Tarragona.

Definitely, this is an opportunity for those who want to live in an exceptional family environment with schools and all services, in addition to practising sea sports and hiking in Costa Dorada which is the warmest and most visited in Catalonia and only 10 minutes from the centre of Cambrils.

Don't let it escape! You will fall in love!

Ask us for a visit today. _____

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ABOUT VILAFORTUNY - CAMBRILS

Beaches

One of the most famous and well-known geographical places in the Cambrils is its beaches. The municipality has a total of 9 km of sandy beach, and is where the Gulf of Sant Jordi begins, just beyond the tip of Sant Pere, and extends to the tip of the Riudecanyes stream. The port intercepts the line of beaches leaving them to the west and east.

These are:

Levante beaches 6

- del Prat d'en Forés and del Reguerol. Length: 975 m. Average width: 75 m. Occupancy rate: very high
- of the Cavet. Length: 700 m. Average width: 30 m. Occupancy rate: low.
- de l'Esquirol. Length: 900 m. Average width: 50 m. Occupancy rate: high.



- de Vilafortuny. Length: 1475 m. Average width: 60 m. Occupancy rate: high
- of Cap de Sant Pere. Length: 775 m. Average width: 40 m. Occupancy rate: high.

Beaches of west

- of the mouth of La Riera de Alforja. Length: 200 m. Average width: 25 m. Occupancy rate: high. The company of domestic animals (dogs) with their owners has been authorized by the City Council in one of its sections, in September 2015.
- de l'Horta de Santa Maria. Length: 550 m. Average width: 50 m. Occupancy rate: high
- of La Llosa. Length: 1000 m. Average width: 55 m. Occupancy rate: medium
- of L'Ardiaca. Length: 1600 m. Average width: 50 m. Occupancy rate: medium

Singular places

- The Red Lighthouse: located at the end of the breakwater of the west pier, of the port of Cambrils, in contrast to the green lighthouse, it is considered one of the characteristic elements of the city and its port space. This, together with the green, works and serves as a reference to guide the boats during the night and is located at the tip of the pier. It is a must for lovers of good photographs and the enjoyment of wonderful sunsets, and a privileged viewpoint of the daily life of fishermen.
- The round pine: centenary tree declared of Local and Regional Interest. Located on the western promenade, on Av. Diputació, crossing with Av. Juan XXIII, it is considered a place of reference for its uniqueness and natural beauty.
- The riverside pier of the port, popularly known as Mollet del rec. Neuralgic space is located in front of the Torre del Puerto, in the heart of the Port of Cambrils. In its central section, the pier descends to the level of the water and the dock in the so-called "Royal Stairs". A space where numerous meetings, acts and social and festive events are traditionally held. In 2011 the sculpture of the renowned artist David Callau Gené entitled "En el pla de les Serenes" was inaugurated. The sculptural ensemble made of corten steel, ceramics and stainless steel, commemorates the centenary of the Year of Graces (1911-2011) in which many fishermen of the Catalan coast, several of them from Cambrils, died. This sculptural set was formed by three fishermen who represent the souls. In their hands, they carry two baskets of fish to sell, as was done in the past. They are dominated by two mermaids of majestic heights that symbolize the bonanza and the storm, La Dulce and the Calm of this sea. Mythological beings are metaphors also of the elements: The sun and the moon, determinants when it comes to going fishing. Observing everything, little Adrián is the symbol of the present and the future, the note of colour and tenderness. Childhood and innocence observe the scene from a plane of serenity.
- Torre de l'Esquirol: military telegraph tower of optical signals, built during the nineteenth century, to optimize the communications of the time through optical telegraphy. Telegraph communication point between Barcelona and Valencia. It is one of the best preserved in the State. Since 2005 it is attached to the History Museum of Cambrils.
- Torre de la Ermita: watchtower was declared a Cultural Asset of National Interest for the good state of conservation, the impressive height and for the historical interest, of the military Gothic style. Located within the grounds of the Sanctuary of the Virgen del Camino, it dates from the fourteenth century, when it had the function of surveillance of the coast and the old Camino Real from Barcelona to Valencia. It is part of the network of the local history museum. Its internal distribution is preserved with spiral staircases in the rooms you can visit an exhibition about Cambrils in the Middle Ages.
- Torre del Puerto: watchtower of the seventeenth century that served to defend against pirate attacks, so it was also known as the tower of the Moors. Located opposite the port, it is part of the



well-known port façade of Cambrils. The neighbourhood of the marina or the port of Cambrils was built around the protection offered by this defensive tower, which between the seventeenth and eighteenth centuries was equipped with artillery. In the twentieth century, it passed into private hands, which modified its upper part giving it its current appearance.

Museums

The Molino de las Tres Eras Museum is the main headquarters of the History Museum of Cambrils and starting point for local ecotourism routes. Your visit allows you to know the archaeological remains located in the municipality, where the set of bronzes of the Roman villa of La Llosa stands out. In addition, you can also discover a hydraulic flour mill in operation, after having been in disuse for a century.

The Agricultural Museum is an old cooperative winery of Modernist style designed by the architect disciple of Antoni Gaudí, Mr Bernardí Martorell. The building was used to make wine from 1921 until 1994 when rehabilitation works began to turn it into a museum. This opened the doors in 1998 to present the evolution of the peasantry in Cambrils, especially throughout the process of obtaining oil and wine. There are also several temporary exhibitions in the old cellars.

The museum of the Torre de la Ermita is a medieval military tower of surveillance and defence declared a Cultural Asset of National Interest for its good state of conservation and impressive height. Located within the grounds of the Sanctuary of the Virgin Mary of the Way, it is known since the fourteenth century for its function of surveillance of the coast and the old Camino Real de Barcelona in Valencia (via Augusta). Its internal distribution with spiral staircases is preserved and in the rooms, you can visit an exhibition about Cambrils in the Middle Ages.

The museum of the Port Tower, on the Miramar promenade of the port of Cambrils, often attends retrospective exhibitions of maritime culture and history.

The site of the Roman villa of La Llosa, in Josep Iglesias street of the Albareda urbanization.

Exhibition

halls Municipal public rooms:

The "Espai El Pati" room, located in basement 2 of the Cultural Center and has an area of 138.42 m².

"Àgora" room: since 1996, the town hall has had a space on the ground floor of about 200.22 m² for exhibitions.

Room "Àmbits": it is located on the ground floor of the Cultural and Occupational Center and has an area of 126.66 m²

La Torre del Puerto. Located opposite the port, it is currently used as a temporary exhibition hall especially related to maritime heritage. HOURS: Saturdays from 11 to 14; Sundays and holidays from 11 to 14 and Mondays closed Sports services Municipal

Sports Palace and Municipal Swimming Pool - Pza. Ajuntament, 4

Municipal Stadium; Athletics track; Olympic Shooting Gallery; Archery Gallery; and climbing wall - C/ Charles Darwin, s/n

Leisure and culture

Cultural and Occupational Centre C/ Sant Placid, 12 Josep Salceda Municipal Public Library C/ Alfons I el Cast, s/n



Escola Municipal
de Música Local Office of Català
Ateneo Juvenil Av. Horta de Santa Maria, s/n
Casal municipal d'Avis Paseo la Salle crossing Calle Alfons I el Cast, s/n
Office of the Municipal Tourist Board - passeig de les Palmeres - junction C/ Robert Gerhard

Civic centers

C.C. de Nou Cambrils - C/ passatge 5
C.C. de Vilafortuny - Vial de Cavet, s/n
C.C. del port "Les Basses" - C/ Roger de LLúria Early Childhood and Primary Education Escola Joan Ardevol - C/Joan Ardevol, 1
Escola Marinada - C/ Moli d'Avall, s/n

Escola Cambrils - Barri del Moli de la Torre
Escola Guillem de Fortuny - c/Pisa, barri dels Ametllers
Col·legi Cardenal Vidal i Barraquer - C/ St Placid, 26 y C/ Creus Escola Mas Clariana - Av. Mas Clariana crossing with Av. Castell de Vilafortuny
Escola la Bobila the neighbourhood of La Bobila
Escola d'adult (in the Ateneo Juvenil)

Secondary schools

IES Ramón Berenguer IV- C/ Beltran de Cambrils, s/n IES
Escola d'Hoteleria i Turisme - C/ Camí de la Llosa
IES CAMBRILS - Pza. Ajuntament, 6
IES MAR DE LA FRAU - urbanització els 4 Camins - Vilafortuny

Preschool:La

Galereta- C/ Colom
Maria Dolors Medina- C/ de la mineta
Nurseries:

Montesori Infant School
Tic Tac
Llars d'infants Vicky
La Cuca

Trade and markets

Weekly Market: held on working Wednesdays, on the Albert and Mil·lenari promenades, in the old quarter of La Vila.
Municipal market "de la Vila": it is located in the neighbourhood of La Pallisa, near the old quarter of La Vila and the headquarters of the Agricultural Museum.

Fairs

Fair of Cambrils. Since the Middle Ages, the Cambrils Fair has been celebrated, currently with an annual period, coinciding with the first weekend of June.
Nautical fair. It is celebrated in spring.



Railway

It has a railway station of the public company RENFE, which is on the Barcelona-Valencia line. With the recent premiere at the beginning of 2020 of the Mediterranean Corridor variant, the station has changed its location, placing it far from the urban centre.

Motorways and main roads

Toll motorway: AP-7 from Barcelona to Valencia.

Motorway: A-7: from Barcelona to Cádiz

National Road N-340: a good part has been replaced by the A-7 motorway. The rest of the old sections, which were owned by the State, are now owned by the municipality of Cambrils.

Airports

Reus Airport is 12 km away.

Barcelona Airport is 105 km away.

Property Features

- Heating
- Fitted wardrobes
- Solar heating
- Gas central heating
- Garden
- Proximity: Beach, Golf course, Shopping, City, Public Transport, Schools
- Quiet Location
- Terrace
- Storage / utility room
- Private condominium
- Electric garage gate
- Pantry
- Energetic certification: B
- Air conditioning
- Equipped kitchen
- Fireplace
- Pool
- Tennis Court
- Barbecue
- Views: Urbanization view
- Garage
- Built year: 1982
- Security alarm
- Basement
- Wine cellar