



Located in a quiet environment, in a town with few inhabitants, and with privileged and clear views of the surroundings of Palafrugell and Mont-ras.

Built in 2013, it is distributed in: Ground floor consisting of the main entrance, the garage, the impressive designer staircase to access the first floor, a living room, laundry room, a toilet, a home cinema room and/or gym, meeting room, two offices, a bedroom with a private bathroom.

This floor has an area of 250.67 m<sup>2</sup> that allows the construction of a completely independent apartment or two small ones.

On the upper floor, we find: the dining room - living room and kitchen - office, all integrated into a single space, guest bathroom and three bedrooms with private bathrooms. All rooms are exterior, bright and with views. From the living room you can access the outside, where you will find the porch, the pool and the garden with a water well.

Geothermal energy for the use of hot water and underfloor heating with heat-cold.

Price: **1.180.000 €**

There is another secondary road to access the house, private and very quiet, surrounded by nature. Don't miss the opportunity to live in a unique place.

**APIALIA PRODUCT. PURCHASE EXPENSES: 10% ITP + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	588 m <sup>2</sup>
Rooms:	5	Bathrooms:	4 bathrooms
Parking:	Yes	Central heating:	Yes
Lift:	Yes		