



## Rustic house in Palafrugell a 6 km from beaches of Costa Brava

### EXCLUSIVE APIALIA COSTA, VILLAGE HOUSE

In the centre of the town of Palafrugell, 6km from the beaches of Calella and Llafranch. Renovated and updated in 2008, it is of large dimensions, having been a stately home of the time. The new coastal area of 350m<sup>2</sup> is included in the total constructed area of 1,150m<sup>2</sup>. Designed with great taste, respecting the original floors, the vaulted ceilings, staircase and stone walls; adding more windows and elements that complement it. It has a large garden, seven bedrooms (four doubles, office, reception room and a large library), upper terrace, two bathrooms, living room with fireplace, kitchen with access to the open porch that leads to the garden.

Garage for 12 cars located in the lower area, as well as two large multipurpose rooms located on the same level, engine room, closed shed and water well and natural gas heating.

Price: **1.170.000 €**

It is a good investment for a large family or for a hotel restaurant. You have to see it, you will love it. Please note that notary fees, registration fees and applicable taxes (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the purchase price.

Transaction:	Sale	Category:	Country house
Municipality:	Baix Empordà	Surface area:	1.150 m <sup>2</sup>
Rooms:	7	Bathrooms:	3 bathrooms
Parking:	Yes	Central heating:	Yes
Land:	1.175 m <sup>2</sup>	Furnished:	Yes