



This exceptional country house, located in the prestigious Vescomtat de Cabanyes estate, boasts a living area of 580 m<sup>2</sup> spread over two floors. The property sits on two large plots that together total 3,400 m<sup>2</sup>, offering maximum privacy and tranquillity. Additionally, it is just 10 minutes from the beaches of Palamós and Sant Antoni.

On the ground floor, there is an entrance hall leading to several rooms, including the main living room with two areas, one of which features a large fireplace. There is also a spacious dining room that connects to a fully equipped kitchen and a utility room. All rooms have access to the garden that surrounds the property.

From the entrance hall, we go up to the first floor, where we find four large bedrooms, each with its own bathroom. Some of the rooms have a small private terrace with views of the garden.

In the garden, there is a swimming pool with a porch, ideal for relaxing and enjoying summer evenings. The property has a dedicated car access and a covered parking area for two vehicles.

**Price: 1.400.000 €**

With its 580 m<sup>2</sup> of living space, this beautiful country house offers everything you need to enjoy with family or friends. Please contact us for more information.

**APIALIA PRODUCT. PURCHASE EXPENSES NOT INCLUDED: 10% ITP + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Country house
Municipality:	Baix Empordà	Surface area:	610 m <sup>2</sup>
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Swimming pool:	Yes
Central heating:	Yes	Land:	3.400 m <sup>2</sup>