



## Charming rustic house with swimming pool, independent studio and building land

This cozy single-family home, completely renovated in 2022, offers an ideal space to enjoy tranquility and comfort. The ground floor has a bright living-dining room with a fireplace and large windows that open onto a summer porch and the pool area. The modern and fully equipped kitchen is located next to the living room, as is a practical storage room. Two spacious suites with a double bed and a full bathroom complete this floor. On the upper floor, we find the third suite of the main house, with access to a balcony offering panoramic mountain views. The property includes an independent studio, perfect for guests or as a work space, which has a large bedroom and a full bathroom. For added comfort, the entire home is equipped with air conditioning and a heat pump, ensuring an ideal temperature all year round. In addition, the property has a garage with capacity for two vehicles. As an additional attraction, a building plot with great investment potential is included in the price. PURCHASE COSTS NOT INCLUDED: 10% ITP + Notary + Registration.

Price: **560.000 €**

Transaction: Sale  
Municipality: Baix Empordà  
Rooms: 4  
Parking: Yes  
Central heating: Yes

Category: Villa  
Surface area: 394 m<sup>2</sup>  
Bathrooms: 4 bathrooms  
Swimming pool: Yes  
Land: 1.408 m<sup>2</sup>