

## Beautiful villa full of charm with a large plot of land with pool for sale in the Baix Empordà

Villa with nearly 1 Ha of land with pool and fruit trees, an interior patio, 3 bedrooms and an independent studio



Exquisite rustic style house, with interior patio and surrounded by nearly 1 Ha of land with garden, fruit trees, various terraces and private pool, located in the countryside, 500 m to a little medieval village, 15 km to different beaches and 12 km to 2 different golf course. The house, completely refurbished a few years ago and built on only one storey offers an entrance hall, access to a large fully equipped kitchen dining room with access to a lovely terrace, barbecue and pool, living room with fireplace and study area with access to the patio, kitchen cellar with access to a backyard terrace, guest toilets, 3 double bedrooms and 2 shower rooms. The house also offers an independent building with the car garage and independent double bedroom. The outside area offers the pool (5x10) with salt water covered terrace with summer kitchen barbecue, outside shower and store room, 2 private well, a large natural tank water reservoir, a hothouse, vegetable garden and fruit trees (pear tree, hazel tree, apricot tree and olive tree). The property also offers central heating with gasoil, double glazed windows, solar panels for the pool, water softener, automatic sprinklers, and solarium. Orientation: South West. The house is sold furnished. Energetic certificate: F Purchase fees: 10% VAT + 1,5 % Notary and land registry fees

Bedrooms	4
Bathrooms	3
Surface	316 m²
Plot surface	8,717 m²
E. certificate	F
Parking	1
Pool	✓
Terrace	✓
Heating	✓

Contact us today for more information or to arrange a viewing

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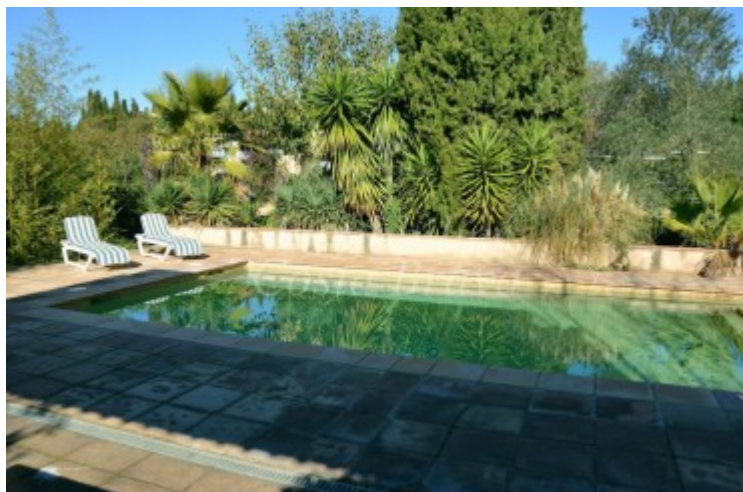


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*Costa Brava*

780,000 €

Ref. R366



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