

## Spectacular rustic stone masia, surrounded by a nice flat garden for sale in Pals

Fantastic totally refurbished stone house with 9 bedrooms, 4 bathrooms, fire place, billiard room, terrace, garden, swimming pool and garage



Spectacular rustic stone masia totally refurbished, surrounded by a nice flat garden with pool and terraces, located in the historic Pals centre and surrounded by the defence wall from the XIth century. The building is divided in 3 storeys with lift offers on the ground floor. A large entrance hall leading to the garden and covered terrace, a car garage, a fully equipped kitchen, a second kitchen with access to an agreeable dining room, guest toilets, a billiard room and an impressive wine cave in the rocks and access to the first floor with the lift or a very ancient circular staircase. On the first floor: a distribute room, a double bedroom with en suite bathroom with private terrace, a double children bedrooms with en suite bathroom and private playroom with private terrace which access to the garden and direct access to a modern space with various bedrooms and 2 bathrooms for the kids area a living room with fireplace leading to a little boudoir, a double bedroom with en suite bedroom and access to the large covered terrace with summer kitchen with barbecue and access to the garden. On the second floor: 2 double bedroom with en suite bathroom, a study room and the master bedroom with fireplace and en suite bathroom, dressing room and access to the private terrace and a private apartment with living room equipped kitchen, a double bedroom and a bathroom. The house also offers a car garage, central heating with gasoil; A/C, lift, service lift, automatic sprinklers, and a tower at the end of the garden with 2 play rooms. Additional purchase fees: 11% Tax + Notary and Registry

Bedrooms	9
Bathrooms	4
Surface	870 m²
Plot surface	1,404 m²
E. certificate	E
Pool	✓
Terrace	✓
Views	✓
Aacc	✓
Heating	✓

Contact us today for more information or to arrange a viewing

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*Costa Brava*

2,575,000 €

Ref. R377



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