

**IPAV009**
**Palau-Saverdera**
**1050000 EUR**


Located in Palau-Saverdera, 5 minutes by car from the beaches , and located on a plot of 3511 m<sup>2</sup> nicely wooded, and fenced.

In the heart of the village, a two-minute walk from all shops, and surrounded by nature, this exclusive property will seduce you with its idyllic location.

This 298 m<sup>2</sup> villa has a private courtyard for several vehicles on the street side, and a storage room with a nice surface!

The main house is composed of a beautiful spacious living room, and bright with a fully equipped American kitchen, a veranda/dining room, two en-suite bedrooms, and, ,a garage.

This property also has an independent apartment with its living room, a kitchenette, a bedroom, and a bathroom.

Outside you can enjoy a beautiful swimming pool with different terraces, garden area, pond etc ...

From the terrace you can admire the Bay of Roses as well as the natural park.

The house is completely renovated, and has quality services!

Ideal for nature lovers...

Extras: Pergola, reversible air conditioning, wood burning stove

**Key characteristics:**

- Exclusive property, Investment property
- Private garden
- Private indoor jacuzzi
- American fully equipped kitchen
- Perfect condition
- Partly furnished
- Separate guest apartment

**Environment:**

Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to nature park, Close to town centre

**View:**

Sea view, Garden / Swimming pool view

**Features - General:**

Alarm system

**Features - Inside:**

En suite bathroom, Mezzanine

**Features - Outside:**

Automatic gate, Double glazed windows, Exterior kitchen, Pergola

**Rooms:**

- bedrooms
- 3 bathrooms
- 2 ensuite bathrooms
- 1 dining rooms
- 2 living/dining rooms
- 1 laundry rooms



ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía  
kWh/m² año

Emisiones  
kgCO<sub>2</sub>/m² año

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		