

Price on request House / Villa - For sale - Reduced Price  
**Fantastic 5-bedroom country house for sale in Alt Empordà**

Spain » Girona » Alt Empordà » 17495

<b>5</b>	<b>7</b>	<b>715m<sup>2</sup></b>	<b>15,075m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size

REDUCED PRICE



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Sunny, modern stone house with spectacular views of the Bay of Roses, for sale on the outskirts of the town of Palau-Saverdera.

Magnificent stone house of 715 m<sup>2</sup> located on the outskirts of Palau-Saverdera, five minutes' walk from the village, only 5 kilometres from the nearest beaches and 20 kilometres from Figueres. The property is surrounded by olive trees and boasts stunning views of the Bay of Roses, enjoying plenty of privacy.

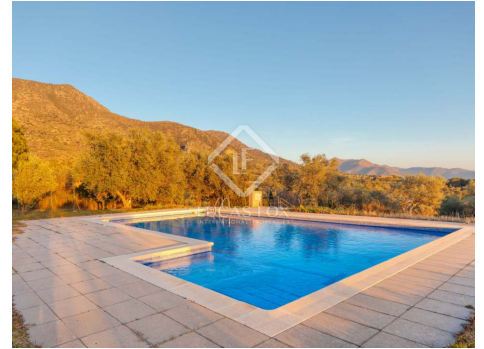
It was built in the 80s and is presented now as a modern home full of natural light throughout the day. The house is located on a large plot of 15,075 m<sup>2</sup> with a garden, barbecue area and outdoor events space, a 12x6m swimming pool and several areas to relax in the sun and enjoy the views. A short unpaved path leads to the main entrance of the property, where we find a garage for 2 cars and a very large sheltered barbecue area of over 100 m<sup>2</sup>.

We access the house through the porch at the main entrance, which leads to the open plan living room with 270° views, double height ceilings, and a suspended fireplace. At the end of the dining room, we find the semi-open kitchen diner, with a separate room that serves both as a laundry area and pantry. In this space there is a door that leads to the barbecue area, as well as some stairs that go down to the cellar.

Opposite the large living room there is a corridor that leads to a guest toilet, 3 double bedrooms and 2 complete bathrooms. At the end of the hallway is the master bedroom with a walk-in closet, private bathroom and loft. All 4 rooms have direct access to the garden and pool.

Returning to the entrance, there is a concrete staircase that leads to the first floor, which consists of a large office, a terrace with spectacular views and a large room for guests fitting 5 beds, with 2 bathrooms.

The house was built to blend in with the landscape, respecting the original, century-old olive trees and according to bioclimatic criteria, with natural light during the day, lots of shade in the summer, sun from dawn to sunset in the winter, and very thick, low-maintenance stone walls that add to the thermal insulation and make the house temperature stable all year long. It has solar powered water heating.



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Sea views, Garden, Swimming pool, Terrace, High ceilings, Parking, Air conditioning, Alarm, Barbecue, Built-in wardrobes, Fireplace, Heating, Views, Walk-in wardrobe

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An excellent opportunity for families or for anyone who wants to live in a quiet area surrounded by nature and close to all services. Contact us for more information or to arrange a visit.



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