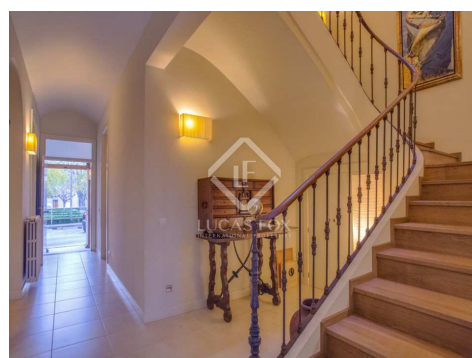


€1,150,000 House / Villa - For sale

## Renovated Modernista house for sale at the heart of Palafrugell

Spain » Girona » Baix Empordà » 17200

<b>5</b>	<b>5</b>	<b>405m<sup>2</sup></b>	<b>400m<sup>2</sup></b>	<b>265m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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

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### OVERVIEW

## Lovingly renovated Modernista house with a listed façade dating back to 1900 at the heart of Palafrugell.

Located on a well-known public square at the heart of Palafrugell, with very pretty park views and just a few metres away from the town centre, we find this gorgeous renovated Modernista house for sale.

The original solid wood entrance door opens up to reveal a second lacquered security door leading to the hall. From the hall we have direct access straight through the house to the wonderful garden with its patio area and lawn. Here we find a stone well which has been restored and made safe for children, providing water for the garden of approximately 300 m<sup>2</sup>.

The ground floor of the house accommodates the beautiful spacious living room with a fireplace, a double bedroom, the kitchen diner and utility room and a guest toilet.

A stunning wooden staircase with a wrought iron banister and golden period decorations leads us up to the first floor. Here we find 3 double bedrooms, 2 of which have en-suite bathrooms and large dressing rooms, and a complete bathroom with a shower. The second and final floor offers a double bedroom, a complete bathroom and a large living room which is currently used as a study and reading room.

The house benefits from central heating with the original cast iron radiators and double glazed float windows with mosquito guards, thermal insulation and anti-sun feature, providing energy saving of up to 30 % a year. The special light system provides subtle, warm lighting which is built in to the wall, 30 centimetres from the floor throughout the property.

The original wooden beams have been restored, adding character to the house and the flooring is high quality wood on the first and second floor and tiles on the ground floor.

What makes this house so special is the incredible renovation work that has been carried out on it. The walls have been completely rebuilt and the electrical, gas and plumbing installations are all new, yet the house maintains period features and its original charm.

The 3-car garage located in the communal underground car park a few metres away from the house is also available to buy separately.



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Garden, Wooden flooring, Period features, Period Building, Natural light, Marble flooring, High ceilings, Parking, Modernist building, Well, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Renovated, Library, Interior, Heating, Fireplace, Exterior, Double glazing, Built-in wardrobes, Barbecue, Alarm, Air conditioning

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This property would make an incredible family home with the picturesque beaches of Palafrugell and Llafranc nearby and local amenities on the doorstep.



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