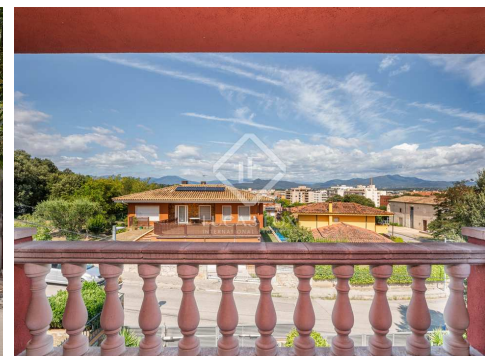


€1,130,000 House / Villa - For sale

## Spacious 4-bedroom villa in Palau with beautiful views and easy access

Spain » Girona » Girona City » Palau » 17003

<b>5</b>	<b>3</b>	<b>310m<sup>2</sup></b>	<b>725m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

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### OVERVIEW

## Spacious 4-bedroom villa in Palau with beautiful views of the mountains, great access to the main roads and close to all facilities.

Located in Palau, a prime area of the city of Girona, this magnificent villa unfolds across a sprawling area of 309 square metres, settled comfortably on a generous 719 square metre plot.

The property greets visitors with a spacious three-car garage, which also hosts a dedicated entertainment room, perfect for hosting casual get-togethers or unwinding after a long day. On the ground floor of the villa we have the entry hall, a large well-equipped kitchen space that leads to the garden, dining and living room. Both from the kitchen and living room you gain access to the beautiful garden with different sitting and entertainment areas. On the same floor, the villa also boasts a convenient home office and a comfortable bedroom, offering both functionality and restful retreat for guests.

The first floor is home to the expansive main bedroom, complete with an en-suite bathroom and a private terrace. Two additional bedrooms on the same level share a separate, elegant bathroom, ensuring space and comfort for all residents.

This luxurious villa holds a prime location, offering unrivalled views of the majestic mountains that form a stunning backdrop to the property. Even more breathtaking is the sight of Girona's iconic cathedral from your own balcony.

In the garden, you will find a variety of areas designed for relaxation and enjoyment. One such retreat is the refreshing pool area, a perfect respite on those warm days. There is also a barbecue area, where you can entertain guests or enjoy long summer dinners.

From the property you are at walking distance from Pericot where you have all the facilities like restaurants, supermarkets, International schools and many more.

Please contact us for more information and to arrange a viewing.



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Mountain views, Swimming Pool, Garden,  
Private garage, Fireplace, Exterior,  
Double glazing, Alarm, Air conditioning

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