

€850,000 House / Villa - For sale

## Excellent 3 Bedroom house / villa with 40m<sup>2</sup> terrace for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17256

**3** Bedrooms    **3** Bathrooms    **219m<sup>2</sup>** Floorplan    **40m<sup>2</sup>** Terrace



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

### Genuine 19th century town house completely renovated for sale in the heart of one of the best medieval towns in the Baix Empordà, Girona.

Lucas Fox presents this genuine stone house for sale in the centre of the town of Pals, Baix Empordà (Girona), built in 1889. The house is located in the heart of the historic and medieval center of this town, and only 10 minutes from the beach of Pals, one of the most impressive on the Costa Brava. Under the arch of one of the most unique streets in the historic center of Pals, is the entrance to this property, whose layout is as follows:

On the ground floor, the entrance space is made up of an open room. A transparent staircase differentiates the two living spaces and frames the vision of the newly created patio that illuminates all the rooms at the back of the property. Standing out from this patio, against the stone wall, are the handmade blown glass lamps designed by a renowned architect especially for this patio.

We access the first floor where the staircase promotes the layout of spaces. On one side is the kitchen, framed by the sloping ceiling with wooden beams and ceramic tiles. On the other side is the dining room, which opens onto the exterior terrace and enjoys magnificent views of the Empordà plain and the sea. The living room with fireplace is located under a magnificent Catalan vault adorned with four friar point arches. On a higher level and separated from the room by the staircase that gives access to the main bedroom, there is an open space that acts as a hall for a small utility room and pantry and the guest bathroom with the possibility of converting it into a closed room for service use. or iron.

On the top floor, under a sloping roof with wooden and brick beams, is the main bedroom with a bedroom area, a dressing room with custom-made furniture and a bathroom where the white Corian sinks contrast with the natural stone of the wall, enhanced by indirect lighting from the longitudinal mirror. The pavements of this entire floor are the restored originals, made of manual tuff.

The property has been rehabilitated following sustainability criteria. Hence, the roofs are thermally insulated, the windows and balcony doors are new with thermal breaks and low-emission double glazing and all the lighting incorporates LED technology.



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Sea views, Terrace, Period features, Period Building, Natural light, Transport nearby, Renovated, Panoramic view, Open kitchen, Home cinema, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Barbecue, Air conditioning

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In total, this charming town house for sale has 219 m<sup>2</sup> built and an additional 40 m<sup>2</sup> of terrace.

Get in touch for more information.



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