

€860,000 Masia - For sale - New listing

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

Spain » Girona » Baix Empordà » 17256

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



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · girona@lucasfox.com · lucasfox.com · Santa Clara 37, Girona, Spain

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**Spectacular, fully renovated 19th-century village house for sale in the heart of one of the best medieval villages in the Baix Empordà, Girona.**

Lucas Fox presents this authentic stone house for sale in the centre of the village of Pals, Baix Empordà (Girona), built in 1889. The house is located in the heart of the historic and medieval town center, just 10 minutes from Pals Beach, 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, you will find the entrance to this property, whose layout is as follows:

On the ground floor, the entrance space consists of an open-plan living room. A transparent staircase separates the two living spaces and frames the view of the newly created patio, which illuminates all the rooms at the back of the property. Standing out against the stone wall are the handcrafted blown-glass lamps designed by a renowned architect especially for this patio.

We access the first floor, where the staircase facilitates 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 monk's-stitch arches. On an upper level, separated from the living room by the staircase that access to the main bedroom, there is an open space that serves as a hall to a small utility room and pantry, and the guest bathroom, which can be converted into a closed room for service or ironing.

On the top floor, under a sloping roof with wooden beams and brick, lies 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 flooring throughout this floor is the restored original tuff tiles.

The property has been renovated following sustainable criteria. Hence, the roofs are thermally insulated, the windows and French doors are new with thermal break and low-emission double glazing, and all the lighting incorporates LED technology.

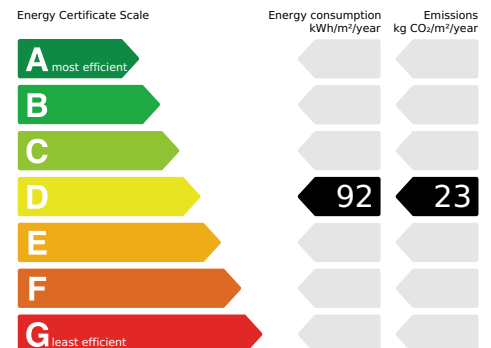
In total, this charming townhouse for sale has 219 m<sup>2</sup> of built area and an additional 40 m<sup>2</sup> of terrace.

Contact us for more information.



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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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