



## Spectacular property for sale in Palau-Saverdera.

Fourteenth century farmhouse restored and 5 minutes from the beaches of Roses.

We invite you to discover this idyllic property that combines all the classic elements of a typical Catalan farmhouse with the most modern comforts. Meticulously renovated this year, it is located in a privileged natural environment, just 5 minutes from the beaches of the Roses bay, part of the prestigious club of "The Most Beautiful Bays in the World".

With a built area of 604 m<sup>2</sup>, the farmhouse sits on a plot of 8,546 m<sup>2</sup>, plus 56,826 m<sup>2</sup> destined for agricultural use.

Interior Space:

The interior offers a spacious and bright living-dining room with high ceilings, wooden beams, and windows that offer spectacular mountain views.

**Price: 925.000 €**

The kitchen, of 25 m<sup>2</sup>, has been completely renovated and equipped with all the necessary elements for gastronomy lovers.

The private area has two double bedrooms, each with its renovated bathroom equipped with the best finishes. In addition, there is a third bedroom and an independent 40 m<sup>2</sup> studio, which includes a double bedroom, bathroom, living room, and a mini-equipped kitchen. In total, the house has 4 complete bathrooms, designed for family functionality.

The basement houses a magnificent wine cellar and a large storage space.

#### Exterior Space:

The exterior space is equally impressive. The pool is located on a beautiful wooden terrace, surrounded by ancient native vegetation and offers stunning views. The entire property is surrounded by a spacious garden, providing spaces for the enjoyment of the whole family at any time of the year.

The property also has a parking area for 6 cars.

#### Extras:

Cold/heat air conditioning

Pellet stove

Double glazed PVC windows

Automatic awning

This property has it all: architectural beauty full of history, interior spaces renovated with all the comforts of a luxury home, and a natural environment with natural parks and the Mediterranean Sea.

Transaction:	Sale	Category:	House
Municipality:	Alt Empordà	Surface area:	467 m <sup>2</sup>
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Land:	8.546 m <sup>2</sup>	Balcony:	Yes
Furnished:	Yes		