



## Sublime luxury villa located in a privileged environment

PALAU-SAVERDERA: Sublime luxury villa located in a privileged environment. This property with a surface area of 492 m<sup>2</sup> built and composed of a private courtyard for several vehicles, a large garage for two cars. Then on the ground floor there is a gym with sauna and shower room, an office (possibility of a fourth bedroom) and a pantry laundry room. On the first level is a very beautiful and spacious south-facing living room, a fully equipped open-plan kitchen and a shower room. A large terrace with panoramic views of the Bay of Roses and the Aiguamols Natural Park is also present on the first level as well as a private swimming pool. Finally, on the second level you will find three bedrooms (including a master suite), one with a balcony with a panoramic view of the Bay of Roses and another with a view of the Canigou!

The terraces measure 165 m<sup>2</sup> on the ground floor, 13.75 m<sup>2</sup> in the master suite, 17.5 m<sup>2</sup> in the second bedroom, and 12.5 m<sup>2</sup> for the side terrace.

The location of this property is breathtaking, this house is sold partially furnished with luxury furniture. Ideal for year-round residence in the sun!

Transaction Category	Sale
Municipality	Alt Empordà
Surface area	492 m <sup>2</sup>
Rooms	3
Bathrooms	4 bathrooms
Parking	Yes
Garage	Yes
Washing machine	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Land	695

1.180.000 €



