



## Charming villa with sea view and pool in Pau – Els Olivars

Elegance, space and serenity just minutes from Roses

In Pau, in the prestigious area of Els Olivars, this villa of 258 m<sup>2</sup> is surrounded by a Mediterranean garden of 2014 m<sup>2</sup>. With 5 bedrooms, a spacious bright living room, a billiard room, a pool, and stunning sea views, it combines elegance and comfort. Ideal for year-round living or enjoying a peaceful holiday near Roses.

The listed price does not include taxes or expenses related to the sale (ITP or VAT, notary fees, property registration, and management).

The real estate intermediary fees are included in the price. The property is sold in its current condition.

The information provided is indicative and may be subject to unintentional errors or omissions.

Transaction	Sale
Category	House
Situation	Pau, Alt Empordà
Built area	573 m <sup>2</sup>
Useful area	258 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	5
Bathrooms	5 bathrooms , 2 toilets
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	2.014 m <sup>2</sup>
Balcony	Yes
Furnished	Yes

899.000 €



