



SPECTALUCAR VILLA FOR SALE IN CALELLA DE PALAFRUGELL

Palafrugell

Ref: ER101

Price	3,200,000 €
Surface	360 m ²
Rooms	4
Bathrooms	6
Plot surface	38,336 m ²
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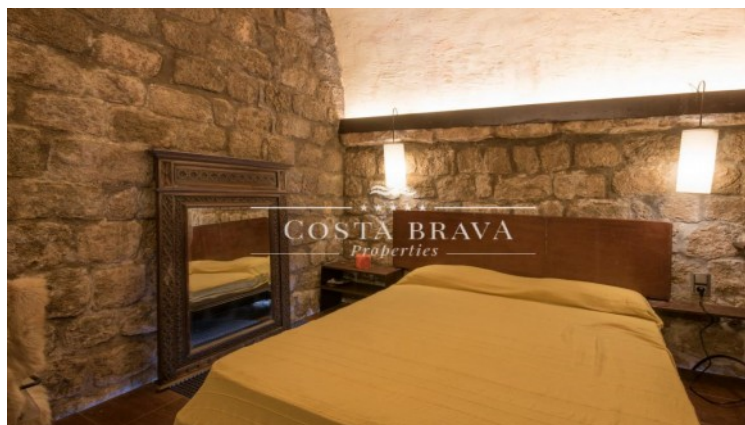
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|-------------|------------|
| ✓ Pool | ✓ Heating |
| ✓ Views | ✓ Backyard |
| ✓ Storage | ✓ Lift |
| ✓ Fireplace | ✓ Parking |
| ✓ Terrace | |

Traditional 'Masia' or fortified country house with a tower from XIVth Century located in Ermedàs, in Palafrugell, in a privileged area in the heart of the Costa Brava. Is located in a beautiful countryside setting just 2 km from the beach and the nearest picturesque villages of the Baix Empordà. The property is next to a natural park with over 1,000 Ha of forests, fields and coastline with breathtaking far-reaching views. It is possible to cycle or walk to the nearest beaches along pedestrian lanes. The main house offers the living, dining and kitchen areas on the ground floor along with a pantry, study, bathroom and the garage. An impressive 70 m² master bedroom with a large bathroom, walk-in wardrobe and a private terrace is located on the first floor, along with a second en-suite bedroom and a sitting room which can be converted for use as an additional bedroom if required. The third bedroom and bathroom are located in the tower with lift access. The entire house was completely restored in 2003 to a high standard with solid oak beams and doors, hand-forged ironwork, carved stonework and travertine marble bathrooms. The house also enjoys all modern conveniences with central heating throughout, double glazed windows and an automatic irrigation system in the garden. Adjacent to the main house we find a 60 m² self-contained apartment with capacity for 2-4 people. Outside there is a stunning 5 x 15 metre swimming pool with a large 70 m² porch for outdoor cooking and dining. The area surrounding the house is a carefully planted garden with manicured lawns, olive trees, a variety of flora and exterior lighting throughout. The property also has 3ha of flat cultivated fields which is ideal for horses and a private well that provides plenty of water for the main house, pool, gardens and fields and there are solar panels to heat the water. The entire property is enclosed with high quality stone and metal fencing, automatic gates and an alarm system.









Contact us for more information or to arrange a viewing

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