

house for sale Pau, Alt Empordà



In a luxurious urbanisation with lots of peace and privacy, at the end of a cul-de-sac, where many neighbours live all year round.~The house has 483m2 built and 406m2 usable, distributed over 3 floors.~Exclusive layout with 4 double bedroom suites and a double bedroom with a fifth bathroom with shower next door, large, well-equipped independent kitchen, spacious living and dining room, second living room with views, indoor swimming pool inside the house, two very large terraces and a balcony, huge, well-organised storage room with cloakroom-washer, library and billiards room, gym, garage for 2 cars.~Land of 2100 m2 with landscaped garden, beautiful large trees, olive trees, vines, fruit trees, rose bushes, very hard-wearing lawn (sports type) and automatic irrigation.~~~ Ground floor (270m2): 2-car garage, 2 entrance halls, separate kitchen, dining room, living room with fireplace, 1 double bedroom, 1 full shower room, covered swimming pool with gym, wardrobes, terraces.~~~ First floor (104m2): 1 huge master suite with jacuzzi in the bathroom, 3 en-suite bedrooms with 3 bathrooms, living room with large balcony and 2 huge terraces with panoramic views.~- Basement (92.30m2): storage room, large cloakroom with washing machine, heating room, library with billiards room.~All materials are of high quality, built-in wardrobes, oil-fired central heating, air conditioning in all rooms (10 indoor units), solar panels (production of 9 mWt per year with 2 batteries), ventilation, additional 600-litre water tank, internet fibre, security alarm.~~At the foot of the Sierra de Roda with its famous panoramic views, 5-8 minutes by car from Roses beach, 10 minutes from any supermarket, 15 minutes from Empuriabrava, Llançà or Figueres, half an hour from the French border and the emblematic towns of Besalú, Cadaqués and the monastery of Sant Pere de Rodes, and just 2 hours from La Molina and Barcelona.~~

property details

Spanishstate **6362309**
id:
reference:: **2022**
close to/ located: **Pau**
region: **Alt Empordà**
property type: **house**
rooms: **6**

contact

real estate agent: **Spain Your Home**
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property surface:	483 m2
surface plot:	2100 m2
price:	€ 1.280.000