



**Beautiful countryside house with tennis court and swimming pool for sale in Palafrugell 548.000 €**

Do you want to live in a privileged environment? Keep reading because you'll be interested to know that there is a magnificent house with a completely flat plot of 2,676m<sup>2</sup>, equipped with a swimming pool and a tennis court, just a few minutes from the centre of Palafrugell and it also has a rental tourist license. The house, which is south-facing, enjoys light and sunshine throughout the day.

It is distributed over the ground floor and upper floor. On the ground floor, we find a living-dining room equipped with a wood-burning fireplace; this room opens onto a beautiful porch equipped with awnings and with space for a large table where you can have meals or dinners outdoors with family and friends. On this same floor, we also find the kitchen equipped with an induction hob, oven, refrigerator, and dishwasher, one bedroom, a bathroom with a shower, and the staircase leading to the upper floor.

On the first floor, we find the night area, with three bedrooms equipped with built-in wardrobes and a small closet-type space, very useful for storing items. Of the three bedrooms, two are double, and one is single; all of them have access to the covered terrace with views of the plot and the Pyrenees. The house was built in 1980, with a recent renovation, installation of solar panels to generate electricity less than 2 years ago, aluminium window frames with mosquito nets, a water well, a semi-basement space currently used as a machine room and storage room. Electric heating throughout the house and air conditioning in the main bedroom. Purchase expenses: 10% ITP + Notary + Registry.

Possibility of expansion, contact us for more information.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	190 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Land:	2.676 m <sup>2</sup>		

































