



Charming rustic house amidst nature and tranquility in Romanyà de la Selva

Located in an exceptionally beautiful natural setting, this charming rustic-style house in Romanyà de la Selva offers the perfect retreat for those seeking peace, comfort, and connection with nature. Set on a spacious plot of 1,827 m², surrounded by trees and native vegetation, it guarantees privacy and direct contact with its natural surroundings.

Built on a single floor and fully adapted for people with reduced mobility, the property stands out for its functional and welcoming design. The open-plan kitchen integrates seamlessly with the living-dining room, where an impressive fireplace creates a warm and cozy atmosphere, complemented by direct access to a terrace with views of the garden and pool. The exterior features a covered barbecue area, perfect for enjoying pleasant moments with family and friends.

The property includes:

Price: **559.000 €**

2 double bedrooms, one of them with a fireplace and adapted en-suite bathroom.
1 full bathroom with shower.
Garage converted into an independent bedroom with its own en-suite bathroom with shower, ideal for hosting guests.
Laundry area.

The plot also includes a cozy wooden BUNGALOW, with capacity for 2 people, offering extra space perfect for children or visitors. Additionally, it features a covered parking area and gas heating to ensure maximum comfort year-round.

A unique property in a privileged location, perfect as a primary residence or for those seeking a second home in the heart of nature.

APIALIA PRODUCT. EXCLUDES PURCHASE COSTS: 10% ITP + Notary + Registration.

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| Transaction: | Sale | Category: | Villa |
| Municipality: | Baix Empordà | Surface area: | 280 m ² |
| Rooms: | 3 | Bathrooms: | 3 bathrooms |
| Parking: | Yes | Land: | 1.827 m ² |