ref. V170



Exclusive House in Masos de Pals Panoramic Views and Maximum Comfort Splendid home in Masos de Pals

EXCLUSIVE APIALIA. We present this splendid property in Masos de Pals, a home that stands out for its elegance, maximum comfort, and a privileged location in a quiet area, yet just a step away from all essential services.

Thanks to its careful orientation and design, the house offers unbeatable views ranging from the Medes Islands and the majestic Montgrí mountain to the peaks of the Pyrenees. A natural spectacle to be enjoyed every day from the privacy of your home.

Distributed over two floors, the main residence features bright and spacious areas designed to ensure maximum comfort. As an exceptional added value, the estate includes an independent private studio, with its own entrance and private garage, ideal for guests, a professional office, or staff accommodation.

This is a unique piece, ideal as a primary residence or a high-end second home. A

Price: **1.200.000 €**

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Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

property that combines the peace of the surroundings with proximity to the best beaches of Baix Empordà.

Property condition: Perfect
Net floor area: 142 m²
Built area: 323 m²
Energy Efficiency Certificate (EPC):
Consumption: F 296 kWh/sqm per year
Emissions: F 64 kg CO?/sqm per year
EPC Registration number: G79595NCL (Valid until 05/06/2032)
Occupancy Certificate: CHG00966125001 (Valid until 08/01/2040)
API Number: 881
AICAT Registration number: 12800 Costa Brava Realty S.L.
Location: Located in a stressed market zone.
Large property owner: No
Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.
Fees: Real estate agency commissions are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Carretera de Girona, Pals, Baix Empordà	Built area:	323 m^2
Useful area:	142 m^2	Condition:	
Rooms:	5	Bathrooms:	5 bathrooms
Parking:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Swimming pool:	Yes	Plot:	459 m^2