



Fantastic house with garden and pool in Montras, very well located, 15 minutes walk from the center of Palafrugell.

Magnificent house of 306m<sup>2</sup> with 4 bedrooms and 3 bathrooms with large garden of 560m<sup>2</sup>.

Ground floor with large living room with access to the garden, open kitchen, a double bedroom, 1 bathroom, and a laundry room with engine room.

First floor with living-dining room with access to terrace, fully furnished kitchen, 2 double bedrooms and bathroom with bathtub.

Ground floor with multipurpose space of 30m<sup>2</sup> with bathroom with shower and exit to terrace type solarium.

|                   |                     |
|-------------------|---------------------|
| Transaction       | Sale                |
| Category          | Single family house |
| Work category     | New construction    |
| Municipality      | Baix Empordà        |
| Surface area      | 306 m <sup>2</sup>  |
| Rooms             | 5                   |
| Bathrooms         | 3 bathrooms         |
| Parking           | Yes                 |
| Mains gas         | Yes                 |
| Washing machine   | Yes                 |
| Utility room/area | Yes                 |
| Terrace           | Yes                 |
| Courtyard         | Yes                 |
| Garden            | Yes                 |
| Swimming pool     | Yes                 |
| Central heating   | Yes                 |
| Air conditioning  | Yes                 |
| Land              | 563 m <sup>2</sup>  |
| Balcony           | Yes                 |

560.000 €

E - 120 kWh/m<sup>2</sup>  
E - 45 kg CO<sub>2</sub>/m<sup>2</sup>