



JOHN TAYLOR

1864

LUXURY REAL ESTATE

*Unique and privileged waterfront villa*

*Located in Pals*



■ Sales

Ref. : V0219CB

Land area : 3221 m<sup>2</sup>

Living area : 503 m<sup>2</sup>

Number of bedrooms : 8

Price : 3 790 000 €



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(GIRONA)

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Waterfront villa of 503 sqm. living area, only 50 meters from the beach, surrounded by two plots with a total of 3.220 sqm. Designed by the architect Juan Baca Pericot, this villa is located between the beaches of Sa Riera and Pals, and enjoys breathtaking sea views.

On the ground floor surrounding a nice indoor patio, we can find the entrance hall, a big living room with fireplace, the dining room, the kitchen with office and laundry area, a courtesy toilet and direct access to the night area in which there are two different wings: on the same level the guest area with 3 Suites and on the upper level the Master Suite with terrace, one Suite with terrace and another Suite with nice views.

The staff area is situated on the lower floor and comprises 2 Suites, a cellar, a larder room, a machinery room, a lumber room, a garage for two cars and access to an annex guard apartment with independent entrance which comprises a living room, a kitchen, 2 bedrooms and a bathroom.

From the main living room, you can access the exterior porch and garden where you will find a spectacular overflowing swimming pool. The villa is very private and has walking access to the beach.

It has an alarm system, gas-propane heating system, automatic water irrigation system, garden illumination, catalan "toba" floor and façade in typical Begur stone.



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