

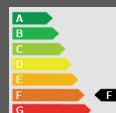


Exclusive House in Masos de Pals Panoramic Views and Maximum Comfort Splendid home in Masos de Pals

EXCLUSIVE APIALIA LISTING!!! Exclusive House in Masos de Pals Panoramic Views and Maximum Comfort. Splendid house in Masos de Pals, located in a quiet area close to all amenities. Its orientation and design allow you to enjoy unbeatable views of the Medes Islands, Montgrí Mountain, and the Pyrenees. Distributed over two floors, it offers spacious and bright rooms, designed for comfortable and private living. A unique property, ideal as a primary residence or a high-end second home, in one of the most privileged areas of the Costa Brava. Includes a private studio within the property, with a separate entrance and private garage. Energy Performance Certificate No. G79595NCL valid until 06/05/2032 and Occupancy Certificate No. CHG00966125001 valid until 01/08/2040. The offered price does not include taxes (ITPyAJD "10%" and notary and registration fees "according to the established rates," which are the responsibility of the buyer. The price does include the API brokerage fees, which are the responsibility of the seller. Pals is considered a high-risk area. The owner is not considered a large property owner. Agency No. 12444 AICAT and member A13988 of the Girona API Association. Número API: A14265, número registro: 13420

Transaction	Sale
Category	Villa
Situation	Pals, Baix Empordà
Built area	361 m ²
Useful area	290 m ²
Occup. cert.	
Condition	
Rooms	5
Bathrooms	5 bathrooms
Parking	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Swimming pool	Yes
Plot	460

1.200.000 €



F - 64 kWh/m²
F - 296 kg CO₂/m²