



## Spacious Villa situated on a large plot with views over the Alt Emporda and the Bay of Roses.

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Are you looking for a spacious villa on a large plot with a view and lots of privacy? Then this villa is really something for you. In terms of layout and space .. perfect. You will find this villa on the top street in the well-known urbanization Els Olivars in the municipality of Pau.

The villa has an entrance hall. That in itself is special in a Spanish villa.

Upon entering you already look 'through the hall' and you have a direct view of the garden and the nature reserve behind it.

On this side of the villa you will already find the first bedroom, with en-suite bathroom and the guest toilet, with the laundry room next to it.

This room, like many rooms in this villa, is really spacious.

The kitchen is spacious and equipped with many appliances. 2 hobs, an oven and many more useful appliances.

The living room offers so much space that you can really stay with a lot of people.

**Price: 715.000 €**

That is also handy in a villa with 5 bedrooms!

But even for 10 people there is more than enough space. A logical layout has been devised. There is a large fireplace, so plenty of atmosphere!

The large windows overlook the garden and the swimming pool. The garden is laid out with a lawn and various trees and shrubs.

There is a spacious covered terrace that provides shade and where you can enjoy a drink or read. Next to the pool is a large terrace for sunbeds and a small 'house' that is used as a pool bar. The pool is a good size for swimming laps and has a built-in staircase.

Behind the living room there are 2 more bedrooms, 1 with an en-suite bathroom and the other bedroom also has its own bathroom.

Back to the hall .. there are the stairs to the ground floor. Here you will find 2 more bedrooms and 2 full bathrooms. Another floor below there is a cellar.

There is air conditioning in the bedrooms and the whole house has central heating. The space in front and behind the villa is really big! Because the plot extends over a large width, there is space behind the house for 4 or 5 cars. And then there's the garage, of course. This is where all the machines are. The hot water supply, heating etc.

In short: a villa with many possibilities.. Lots of space in and around the house. The villa is suitable for immediate occupancy.

Transaction:	Sale	Category:	House
Municipality:	Alt Empordà	Surface area:	568 m <sup>2</sup>
Rooms:	5	Bathrooms:	5 bathrooms , 1 toilet
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Land:	2.625 m <sup>2</sup>
Furnished:	Yes		