



**For sale in Palau Saverdera new construction house with modern design and stunning views.**

House with garden, pool, and 100m<sup>2</sup> garage.

New construction villa in Palau Saverdera with views, garden, pool, and 100m<sup>2</sup> garage

Located in the beautiful village of Palau Saverdera, in a very quiet area and only 5 minutes from the beaches of Roses.

This newly built chalet is a gem you won't want to miss. This property offers modernity and all the comforts one desires. Built on a plot of 606m<sup>2</sup>, it has a constructed area of 344m<sup>2</sup>.

On the ground floor, there is a large basement consisting of a garage, laundry room, several storage rooms, and a machinery room.

The main floor features an open kitchen, a very bright living and dining room with large windows that provide access to the 22m<sup>2</sup> semi-covered terrace, the sun deck

**Price: 970.000 €**

with infinity pool, and the garden.

There is also a double bedroom suite with a full bathroom and dressing room.

On the upper floor, there are 3 double bedrooms with built-in wardrobes, all with access to a large terrace, and one of them is a suite with a private bathroom.

The house is equipped with underfloor heating and ducted air conditioning. It has the space and pre-installation for an elevator to access each floor if deemed necessary.

There is also a pre-installation for a fireplace and barbecue on the outdoor terrace.

This villa is a unique opportunity in Palau Saverdera. Don't miss the chance to live in the house of your dreams! For more information or to schedule a visit, do not hesitate to contact us.

**\*The property is processing all the necessary documentation for the registration and completion of the work, all documentation will be ready before the signing of the public deed.\***

Transaction:	Sale	Category:	House
Work category:	New construction	Situation:	Mas Oriol, Palau-saverdera, Alt Empordà
Built area:	344 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	3 bathrooms , 1 toilet	Parking:	Yes
Garage:	100 m <sup>2</sup>	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	606 m <sup>2</sup>