



## **Charming house surrounded by nature in the exclusive Olivars urbanization.**

**Unique property of 1909 m<sup>2</sup> with incredible views of the Empordà.**

The house of your dreams awaits you in Els Olivars, Pau

Do you know that house you have always imagined? Spacious, elegant, surrounded by nature, and with every detail designed to enjoy life? Well, now you have the opportunity to turn this dream into reality.

Located in the prestigious urbanization of Els Olivars in Pau, this magnificent property stands on a large plot of 1,909 m<sup>2</sup>, offering privacy, comfort, and an unbeatable environment.

A majestic entrance leads to a paved path that leads directly to the house and to the garage for two vehicles. The white façade and the perfectly maintained garden convey a sense of calm and well-being from the very first moment.

**Price: 895.000 €**

Functional distribution and spaces to live and enjoy

Upon entering through the main porch, a spacious hallway welcomes you and comfortably distributes the rooms:

Two double bedrooms with a full bathroom. A courtesy toilet for guests. A practical and functional laundry area. Storage room with a cellar, ideal for storage and wine lovers.

The day area will surprise you! A fully equipped open-plan kitchen, connected to a bright dining room perfect for family gatherings and special moments. The two-level living room, surrounded by large windows, combines elegance and warmth with a beautiful fireplace and air conditioning, offering comfort and intimacy at the same time.

The spectacular master suite is a true retreat for rest: it has a large dressing room and a spacious private bathroom, designed to guarantee privacy and absolute comfort.

All rooms are exterior, flooded with natural light and equipped with air conditioning.

A Mediterranean garden, well-kept and maintained, becomes a natural extension of the house, ideal for relaxing, entertaining friends, or simply disconnecting. The gem of the property is the heated saltwater pool, perfect for enjoying all year round.

Its privileged location offers absolute tranquility in the midst of nature while being close to the best beaches of the Costa Brava and towns like Roses and Empuriabrava.

Spaciousness, comfort, style, and natural surroundings. This property is not just a house — it's a way of life!

Transaction:	Sale	Category:	House
Municipality:	Alt Empordà	Surface area:	311 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 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:	1.909 m <sup>2</sup>
Furnished:	Yes		