



CHARMING VILLAGE HOUSE IN LLOFRIU

Palafrugell

Ref: **LLF503**

PRICE UPON REQUEST

Surface	306 m ²
Rooms	4
Bathrooms	2
Plot surface	560 m ²
E. certificate	In progress

- ✓ Heating
- ✓ Backyard
- ✓ Fireplace
- ✓ Mountain views
- ✓ Storage
- ✓ Parking

Exclusive and beautiful village house in Llofriu, in the heart of the Baix Empordà. Built in 1900 and later refurbished in 2002, this house has many possibilities as it can be extended by 90 m2 more and a swimming pool can be built as it can be seen in the photos of renders.

It preserves the rustic Catalan style and is surrounded by a unique environment in the middle of nature and at the same time close to the best beaches of the Costa Brava and all the necessary services.

The house is located on a plot of 560 m2, with a sunny garden (east facing) and a nice porch with pergola where the whole family can enjoy.

The house is distributed in two floors with a total of 306m2. On the ground floor with all its vaulted ceilings in rustic Catalan style we find a large entrance hall, the TV room, the library-office and spacious kitchen-dining room. The latter is equipped with a fireplace and direct access to the garden.

On the upper floor, there is a double bedroom, two additional bedrooms with wooden mezzanine, a bathroom and a large dressing room with a large storage capacity.

The house has a water well, the upstairs has parket, gas heating, double glazed windows, high quality finishes, entrance from both streets, east and west facing, fitted wardrobes, large storage room in the garden area and large laundry room. Possibility to build a swimming pool.





Contact us for more information or to arrange a viewing

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