



550.000 €

Nestled in a privileged natural setting, this cozy rustic-style house in Romanyà de la Selva offers the perfect retreat for those seeking peace and comfort. Located on a spacious 1,827 m<sup>2</sup> plot surrounded by trees and vegetation, it ensures privacy and direct contact with nature. Built on a single level and fully adapted for people with reduced mobility, the home stands out for its functional and welcoming design. The open-plan kitchen is seamlessly integrated with the living-dining room, which features a large fireplace and direct access to a terrace overlooking the garden and pool. The outdoor area includes a covered barbecue space, ideal for enjoying time with family and friends. The house offers: 1 master double bedroom with fireplace and adapted en-suite bathroom 1 additional double bedroom 1 full bathroom with shower Garage converted into an independent bedroom with private bathroom and shower, ideal for guests Laundry area. Additionally, the plot features a wooden bungalow with capacity for 2 people, perfect as extra space for children or visitors. There is also a covered parking area and gas heating for added comfort. A unique property in an unbeatable location, ideal as a primary residence or second home for nature lovers.

|               |              |               |                    |
|---------------|--------------|---------------|--------------------|
| Transaction:  | Sale         | Category:     | House              |
| Municipality: | Baix Empordà | Surface area: | 280 m <sup>2</sup> |
| Rooms:        | 3            | Bathrooms:    | 3 bathrooms        |
| Parking:      | Yes          | Land:         | 1.827              |















































