ref. **CBF6153**



Country house with pool in Les Gavarres – Costa Brava

445.000 €

Rural Retreat in the Heart of Les Gavarres Natural Park

An exceptional opportunity to acquire a charming rural retreat located within the stunning Les Gavarres Natural Park. Ideally situated just 10 minutes by car from Palafrugell and La Bisbal d'Empordà, and only 15 minutes from the beautiful beaches of the Costa Brava and Palamós, this unique property offers the perfect balance of tranquillity, privacy and convenience.

Accessed via a private road, the detached villa enjoys an idyllic setting surrounded by nature.

The property is distributed over two levels. The entrance floor features a fully equipped modern kitchen, a separate dining room and a spacious open-plan living room centred around an impressive fireplace. Large doors open onto a covered terrace, providing the perfect space for al fresco dining while enjoying beautiful countryside views.
The lower floor comprises three spacious double bedrooms and two bathrooms, offering comfortable accommodation for both family living and guests.

With a south-west facing orientation, the property enjoys sunshine throughout the year. Panoramic views stretch across the surrounding woodland and, on clear days, reach as far as the Pyrenees. Peace, privacy and the sounds of nature are guaranteed.
A separate one-bedroom apartment provides ideal accommodation for guests or excellent rental potential. In addition, a large garage offers ample space for several vehicles and storage.

Outside, the private swimming pool is complemented by its own covered bar and a dedicated barbecue area, creating the perfect setting for entertaining family and friends or simply relaxing in the Mediterranean climate.

The property is particularly well suited to a self-sufficient lifestyle, with two private wells supplying both the house and the land, solar panels installed on the roof and a connection to the electricity grid.
Set on a large plot, the land is ideal for keeping animals, growing your own produce or simply enjoying the peaceful rural surroundings.

The picturesque elevated area of Fitor can be reached on foot in approximately 40 minutes, offering wonderful hiking and cycling routes directly from the property.

The house requires some improvement and modernisation, which is reflected in its very competitive asking price. This presents an excellent opportunity to create an exceptional authentic country home in one of the most sought-after natural settings on the Costa Brava.

A viewing is highly recommended.

Transaction:	Sale	Category:	House
Situation:	Calle Afueras-perat,,	Built area:	259 m^2
Useful area:	150 m^2	Condition:	Good condition
Rooms:	4	Bathrooms:	3 bathrooms
Plot:	34.000 m^2		
















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