



**Ref: M1311 Menorca - Mediterranean style with pool between forest and sea in Calella de Palafrugell**  
CALELLA DE PALAFRUGELL

~~1.250.000€~~ 850.000€

## DESCRIPTION

In one of the most pleasant areas of Calella de Palafrugell, surrounded by nature and very close to the beaches, this charming Mediterranean-style property offers privacy, spacious interiors and an ideal setting to enjoy the Costa Brava. The property offers 320 sqm built on an 825 sqm plot and is distributed over two floors plus a basement. Although ready to move into, it also offers excellent potential for updating to suit contemporary tastes. The ground floor features two bedrooms, a full bathroom, an open kitchen-dining area, a summer dining room, and a spacious living room with two fireplaces and direct access to the garden. Upstairs, the sleeping area includes the main bedroom with a large private terrace, two additional bedrooms, and a full bathroom with both shower and bathtub. The basement level includes a fully independent apartment with bathroom, in a space formerly used as the garage. Outside, the carefully maintained garden features a 10 x 5 metre swimming pool, a wine cellar, a tool shed and an additional wooden cottage. The property enjoys beautiful open views over the countryside and woodland, in a peaceful setting ideal both as a main residence or a holiday home. Its location also allows for cycling routes and walks along the coastal paths, fully embracing the Mediterranean lifestyle.

## General

Type of Property: **Detached house / Villa** m2: **232**  
 m2 plot: **829** Distance from the beach:  
 Year of construction: **1974** Type of pool: **Private**  
 Views: **Mountain views**

## Characteristics

Number of rooms: **6** Toilets: **0** Bathrooms with bathtub: **3**  
 Bathrooms with shower: **0** Double beds: **0** Single beds: **0**  
 Bunk beds: **0** Cribs: **0** Sofa beds: **0**  
 Type of kitchen:

## Other Features

Terrace Garage

