
COSTA BRAVA


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Can Roca

Elegant country estate, enjoying total privacy, near Golf and beach in stunning environment.

Located in one of the most beautiful and peaceful areas of the Costa Brava, very close to its idyllic beaches with crystal-clear waters, fine sand, and a charming medieval village, we find this magnificent estate, a true haven of privacy surrounded by nature.
A sweeping, elegant driveway leads through mature, landscaped grounds to the main residence, where Provençal charm meets timeless sophistication. The estate, originally built in the 1980s and completely renovated in 2010 to the highest standards, boasts a spectacular 8,000 m² garden, a main house, and a guest house — once the old guard's quarters — all offering an exceptional level of comfort and elegance.
The main house, comprising 460 m² across two floors, welcomes you with a majestic living room with fireplace, a spacious living-dining area, and a beautiful kitchen/diner. A second, more intimate living space provides a perfect retreat for a study, reading room, or TV lounge. Four en-suite bedrooms and a guest toilet complete the ground floor. The first floor is dedicated to a spectacular 80 m² master suite, featuring two dressing rooms, a luxurious en-suite bathroom with jacuzzi, and access to a large private sun terrace overlooking the lush gardens.
The secondary residence of 236 m² offers its own spacious living-dining room, kitchen, three bedrooms, two bathrooms, and a two-car garage — ideal for guests or staff.
Further enhancing the estate's functionality are several auxiliary buildings (an additional 150 m²) including a boiler room, water room, tool shed, pool treatment plant, and elegant outdoor showers equipped with hot water heaters.
The property thoughtfully includes a discreet, hidden area for laundry and a stylish outdoor shower beside the designer pool, which is complemented by an elegant summer porch.
Its extensive grounds include not only the manicured gardens adorned with ancient trees and classical statues but also a 16,000 m² pine forest and an 11,000 m² olive grove — offering a unique blend of landscaped beauty and unspoiled natural surroundings.
Facilities include centralized oil heating in both homes, an automatic irrigation system supplied by a private well, and modern amenities designed for effortless living.
Perfectly positioned less than 5 kilometers from three prestigious golf courses, a charming organic wine estate, and the Mediterranean's finest beaches, this extraordinary property offers an unparalleled lifestyle — combining the tranquility of the countryside with the best the Costa Brava has to offer.
Thanks to its exquisite layout, magnificent outdoor spaces, and absolute serenity, this estate is ideal as a primary residence, a luxurious second home, or an exclusive investment opportunity in one of Catalonia's most sought-after regions.

Transaction	Sale
Category	Exclusive property
Situation	El Vernegar, 54, Pals, Baix Empordà
Built area	846 m^2
Condition	
Rooms	7
Bathrooms	7 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Garden	8.000 m^2
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	35.586 m^2
Furnished	Yes

2.300.000 €



E - 223 kWh/m^2
E - 47 kg CO_2/m^2