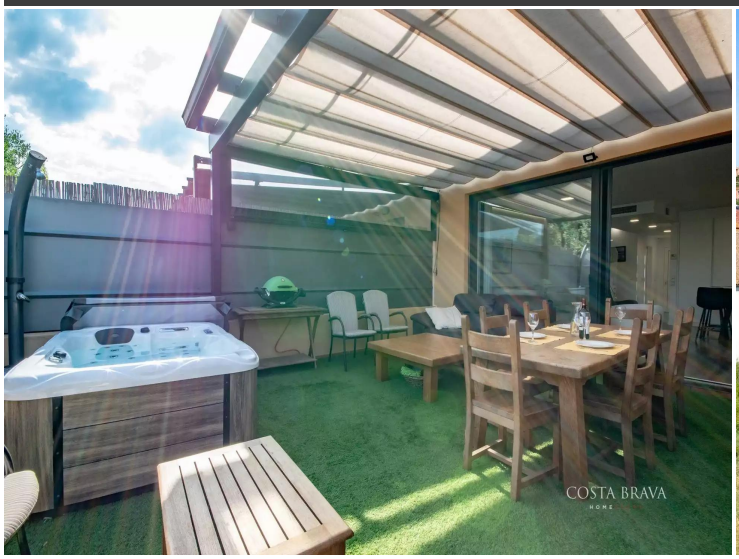

COSTA BRAVA


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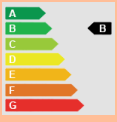
Camps d'en Pericay

Elegant Energy-Efficient Home with Jacuzzi in charming Baix Empordà town

This elegant home is located in the charming medieval village of Pals, one of the most authentic and photogenic villages on the Costa Brava. Surrounded by cobbled streets, Gothic architecture and the iconic rice fields of the Baix Empordà, it offers a unique Mediterranean lifestyle just 5 km from the beaches.
Ready to move into, the property stands out for its comfortable and functional layout, thoughtfully designed to be enjoyed all year round. On the ground floor, the house features a garage, a bright open-plan living area with integrated kitchen, a guest toilet, and access to a magnificent terrace with jacuzzi. The covered terrace has been perfectly designed for both summer and winter living, with a retractable awning system that allows the sun in whenever desired. The property also benefits from mosquito screens for added comfort.
The living room features an elegant designer fireplace that brings warmth and character to the space, as well as an integrated sound system creating a sophisticated and welcoming atmosphere throughout the home.
The kitchen is equipped with an exclusive Quooker tap system, offering boiling water, chilled water and sparkling water directly from the same tap, combining premium technology, convenience and design.
On the first floor, there are two double bedrooms, a full bathroom, a laundry area and a spacious master suite designed to offer privacy and comfort.
The upper loft level offers a large multifunctional space with terrace and storage room, ideal as a fourth bedroom, office, games room, library, studio or any additional space suited to the future owner's needs.
The property also incorporates an advanced energy-efficient system with 10 solar panels producing 4.4 kW and a backup battery system by the renowned Fronius brand, synonymous with top-quality technology and reliability. It also features a photovoltaic electric car charging point and a 3 kW backup battery that activates automatically in the event of a power outage, ensuring essential systems such as lighting, fridge, freezer, television and internet router remain operational.
An exceptional property where the charm of the Costa Brava blends seamlessly with modern comfort, sustainability, technology and quality of life.

Transaction	Sale
Category	Single family house
Situation	Camps d'en Pericay, 21, Pals, Baix Empordà
Built area	161 m^2
Condition	Perfect condition
Rooms	4
Bathrooms	3 bathrooms
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	42 m^2
Central heating	Yes
Air conditioning	Yes
Plot	113 m^2
Balcony	Yes

475.000 €



B - 60 kWh/m^2
B - 10 kg CO_2/m^2