# Holiday villa in Spain on the Costa Brava with private pool and views over the Bay of Rosas

## Prices & Costs

| | |
|---|---|
| Brokerage | Im Preis enthalten |
| Purchase Price | €439,000 |
| Garages | 1 |



## Property description

This exclusive holiday home in the peaceful municipality of Pau not only offers spectacular views of the Bay of Roses and the Mediterranean Sea but also a living environment that perfectly blends comfort, style, and Mediterranean charm. Situated on a generous plot of 634 m², the house spans two floors and offers 107 m² of living space, ideally suited for families, couples, or guests.
Property Highlights:
• Expansive panoramic views: Enjoy unforgettable sunsets and sea vistas from the 24 m² balcony.
• 3 bright bedrooms upstairs – ideal for rest and relaxation
• Modern bathroom plus an additional guest WC for maximum convenience
• Cozy living room with fireplace – the perfect ambiance for peaceful evenings
• Open, fully equipped kitchen – for culinary delights
• Private pool (32 m²) with sun terrace – your personal oasis on hot days
• Well-kept garden with Mediterranean flair
• Air conditioning – ensures a pleasant indoor climate all year round
• Practical storage room for extra space
The location in Pau, a picturesque village above Roses, guarantees peace, nature, and proximity to the most beautiful beaches and towns of the Costa

Brava.

## Details of the property

| | |
|---|---|
| Living space | 107 m² |
| Plot area | 634 m² |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 1 |
| Half bathrooms | 1 |
| Parking spaces | 2 |
| Balconies | 1 |
| Terraces | 1 |
| Condition of the property | As good as new |
| Sale status | sold |



Whether for personal use or as a high-quality investment with excellent rental potential, this house offers you all the possibilities.

## Features

| | |
|---|---|
| Bathroom | Shower |
| Kitchen | Fitted kitchen |
| Chimney | Yes |
| Firing | Gas |
| Air-conditioned | Yes |
| Type of parking spot | Outdoor parking spot |
| Garden use | Yes |
| furbished | partly |
| Cable / Satellite TV | Yes |
| Swimmingpool | Yes |
| With cellar/basement | No |
| Storage | Yes |
| Construction type | Massive |



## Location

Pau – Nature, Tranquility, and History in the Heart of Alt Empordà The charming village of Pau is picturesquely nestled in the gentle hills of the Serra de Rodes, right in the heart of the Alt Empordà region. Surrounded by two major natural parks, Cap de Creus and Aiguamolls de l’Empordà, Pau is an ideal retreat for nature lovers, hiking enthusiasts, and anyone seeking peace away from the bustle of city life. A true natural gem in the area is Lake Vilaüt, a remnant of the former Castelló Lake. This tranquil body of water now serves as an important refuge for many animal species, especially birds. The lake is particularly enchanting in spring and summer, when yellow irises and buttercups bloom and countless migratory birds arrive in the region. It is here that Catalonia's first birdwatching station was established back in 1983 – a unique spot for nature observation and photography. Just a few steps away stands the Torre d’en Mornau, an impressive 19th-century mansion that once served as a significant livestock breeding estate.



Pau beautifully combines natural beauty, biodiversity, and historic charm – a place where time slows down and one can fully immerse in the wonders of nature..



## Features

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## Others

Contact us today to arrange a viewing and experience the Mediterranean dream for yourself!.



Ferienvilla privater Pool und Blick auf die Bucht von Rosas



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