Casa Xiprer

Region: Costa Brava **Sleeps:** 12

Overview

Casa Xiprer is a beautifully restored six-bedroom villa near Pals, combining refined contemporary interiors with a wonderfully private setting in the Baix Empordà countryside. Designed entirely on one level, the house feels calm, spacious and easy to live in, with every bedroom enjoying its own bathroom and air conditioning throughout.

The interiors are standout, with designer furniture, carefully selected artwork and warm natural tones giving the house a polished yet relaxed feel, while large windows bring in plenty of light and connect the rooms with the garden. Outside, Casa Xiprer has been designed for long days in the open air. A large lawn surrounds the house, with several shaded terraces, a dining area for 12 and a large porch. A path lined with cypress trees leads down to the swimming pool, where open views across the surrounding landscape add to the sense of privacy.

The location is a highlight, with the medieval village of Pals just a few minutes away and the beaches of the Costa Brava around 10 minutes by car. Begur, Peratallada and the wider Baix Empordà are also within easy reach, giving guests plenty to explore without losing the peace and privacy of the house.



Facilities

<1hr to Airport • Padel • Villa • Boat Trips • Scuba Diving • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Working Fireplace/Woodburner • Golf Nearby • Air-Con • Fishing • Wine Tasting • Private Pool • Chef/Cook Available • Pets on Request • Maid Service Available • Cots (Cribs) • All Bedrooms En-Suite • Beach Nearby • Instagrammable • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Tumble Dryer • Dishwasher • Smart TV • Heating • Yoga Classes Available • Wine-Tasting Available • High Chair(s)







Interior & Grounds

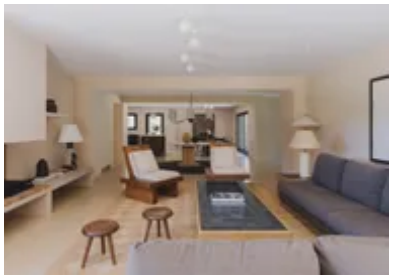
Ground Floor
- Entrance
- Large open plan living space with well-equipped kitchen, dining area and sitting room with fireplace and Smart TV
- Laundry
- Two double bedrooms with king-size beds, air conditioning and ensuite bathrooms with showers
- Two double bedrooms with double beds, air conditioning and ensuite bathrooms with showers

Annexe (exterior access)
- Double bedroom with double bed, air conditioning and ensuite bathroom with shower

Exterior
- Swimming pool
- Pool terrace with sun loungers and parasols
- Dining terrace
- Multiple seating areas
- Lawns
- Parking space

Additional Features
- Air conditioning
- Heating
- Wi-Fi
- Dishwasher
- Hairdryers
- Washing machine and dryer
- Cot and highchair on request









Location & Local Information

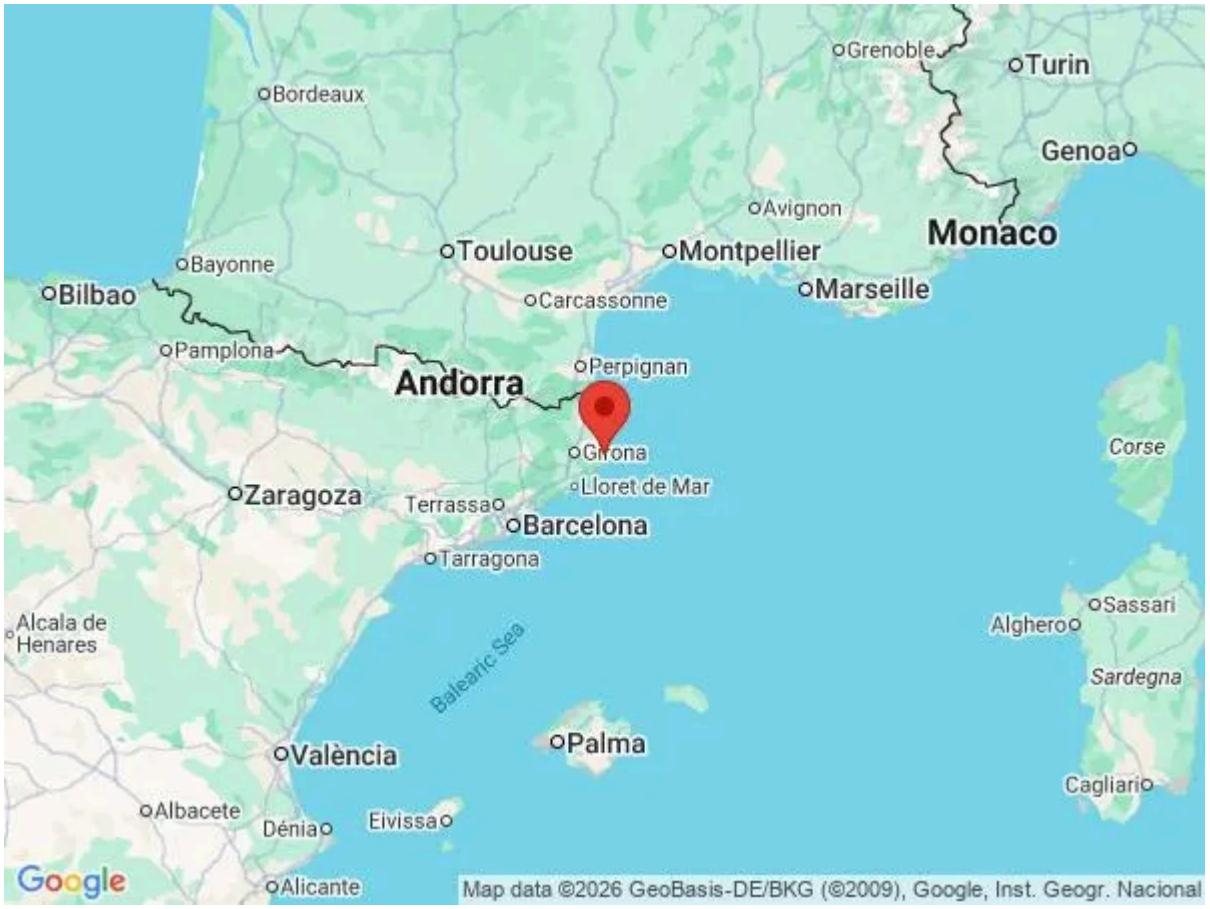
Casa Xiprer sits in the countryside just outside Pals, placing guests close to both the historic village and the long sandy beaches of the Costa Brava. Pals itself is only a few minutes away by car and is one of the best-preserved medieval villages in the Baix Empordà, with cobbled streets, stone houses, the Torre de les Hores and wide views over the Empordà plain.

The surrounding landscape is made up of rice fields, pine woods and open countryside, making this a particularly appealing area for cycling, walking and exploring by car. Platja de Pals is around 10 minutes away and stretches along a broad section of coastline backed by dunes and pine forest, with views towards the Medes Islands.

Begur and its coves are also within easy reach, as are villages such as Peratallada and Palau-Sator. For guests who want a peaceful rural base without sacrificing access to beaches, restaurants and historic towns, Casa Xiprer is exceptionally well placed.

Local Amenities

Nearest Airport	**Girona Airport (56 km)**
Nearest Bar/Pub	**La Bodega Pals (6 km)**
Nearest Beach	**Platja del Racó (6 km)**
Nearest City	**Girona (68 km)**
Nearest Ferry Port	**Barcelona (135 km)**
Nearest Golf	**Golf Serres de Pals (5 km)**
Nearest Restaurant	**Restaurant Ca la Teresa (1.5 km)**
Nearest Tennis	**Club Tennis Pals (6 km)**
Nearest Train Station	**Flaçà (25 km)**
Nearest Village	**Pals (2 km)**
Nearest Supermarket	**Conserves fontanet (2 km)**









What we love

- The setting feels secluded and rural, yet with the beautiful village of Pals just minutes away, restaurants, shops and cafes are within easy reach!
- The swimming pool and countryside view framed by Cyprus trees adds a real spectacle to this already gorgeous home
- With all ensuite bedrooms at Casa Xiprer, everyone can enjoy total privacy and comfort

What you should know...

- The swimming pool is unfenced, meaning children require supervision
- One of the bedrooms is accessible only from the exterior of the house, making it ideal for guests looking for more privacy
- Air conditioning is supplied in the common areas and bedrooms via individual units

Terms & Conditions

- **Security deposit:** €4,000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 5 pm.

- **Departure time:** 11 am.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Changeover day:** Friday in peak season. Flexible at other times.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Other Cleaning:** Daily housekeeping service is available for an additional charge of €150/day (4 hours per day) or €900/week (6 days). This is payable with the balance. If you would like to book this service, please request it during the booking process.

- **Smoking Allowed?:** No, smoking and vaping are not permitted.

- **Minimum stay:** 7 nights in peak periods. 4 nights at all other times.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** Pool heating not available.

- **Tax:** Tourist tax of €1.75 per adult per night (over 16s, up to 7 nights only) is not included in the rental price and is payable with the balance.

- **Internet access?:** Yes, included in the rental price.

- **Pool towels included?:** Yes, included in the rental price.

- **Stag & Hen Do Allowed? :** Not permitted.