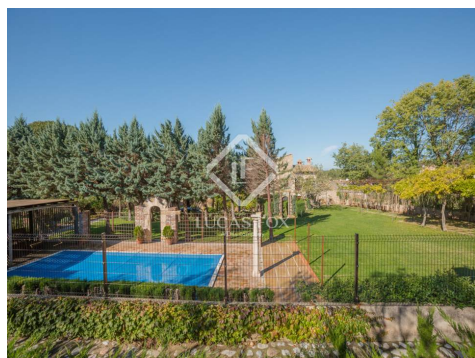


€1,200,000 House / Villa - For sale

## Unique country house with gardens for sale in Alt Empordà village

Spain » Girona » Alt Empordà » 17467

4	2	450m <sup>2</sup>	4,789m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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€1,200,000 House / Villa - For sale

## Unique country house with gardens for sale in Alt Empordà village

### Charming village house with gardens for sale in Saus, Alt Empordà.

This historic house from the eighteenth century is presented in good condition and offers views across the village and countryside.

There are 2 entrances to the property. The first one is through the main gate which takes us into the attractive walled garden with direct access to the kitchen; ideal for summer dining. On the garden level there is an ancient oratory, a covered porch area overlooking the lawns, a utility room, with shower and toilet. There is gated access to enter vehicles from the side of the property.

The main entrance to the house leads us to the cellar, a welcoming hallway leading to a dining area, mosaic Roman fireplace, up to a mezzanine level (office) with access to the kitchen and dining area. There is a fully fitted country kitchen with many original features, dining area and bathroom with sunken bath. From here we can go through to a double bedroom with views over the garden, a further 2 double bedrooms and a fourth single bedroom. At the rear of the property we find a newer part of the building with a living room with a fireplace and terrace overlooking the gardens and village.

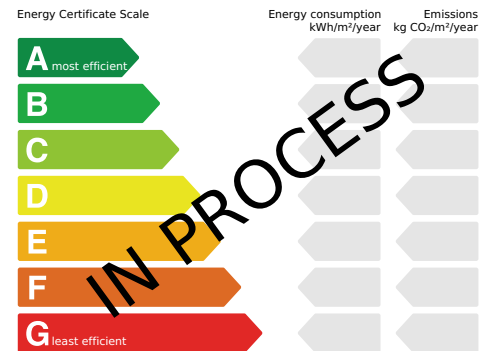
The property benefits from fuel central heating, village mains water as well as a well for exterior watering. There are some installations for animals, i.e. chickens currently not used, then a chill out zone with 10 x 5 metre pool, with trees. Up some steps is a second plot with building availability (subject to Town Hall approval).

Ideal as a peaceful permanent home or second residence.



[lucasfox.com/go/cbr4328](https://lucasfox.com/go/cbr4328)

Swimming Pool, Garden, Barbecue



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€1,200,000 House / Villa - For sale

## Unique country house with gardens for sale in Alt Empordà village



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