

€985,000 Country house - Sold

## Large country estate to renovate for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17462

<b>10</b>	<b>1,100m<sup>2</sup></b>	<b>110,000m<sup>2</sup></b>
Bedrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

+34 872 22 32 62 • [girona@lucasfox.com](mailto:girona@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Pujada de la Catedral 10, 1er 3a, Girona, Spain



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### OVERVIEW

**Impressive historic property offering a built area of 1,000m<sup>2</sup> and 11 hectares of land in a highly desirable area of the Baix Empordà area of the Costa Brava. Great potential to convert into hotel or tourist facility.**

Historic property nestled in woodland in Baix Empordà, just 1 km from a charming village with all amenities and 20 minutes from the world famous beaches of the Costa Brava.

Beautiful uninterrupted views over fields and woodland can be enjoyed from the 11-hectare private plot with a front garden, a large vegetable garden to the side and a pretty courtyard to the rear. The rest of the land is given to cultivation or woodland.

The property, which was built in 1651 and has undergone various renovations and extensions, is accessed via a road through woodland, some 500 metres from the main road.

It is surrounded by a wall and off the courtyard we find a number of vaulted rooms where animals were once kept and which offer huge potential for conversion, as do the barns which also lead off the courtyard.

The living area of the house is accessed via steps that lead to the first floor. On the first floor we find a kitchen and living room with a large fireplace. There are 6 double bedrooms on this floor, a bathroom and a large hallway. A pretty gallery overlooks the courtyard and is accessed from 2 of the bedrooms.

Steps lead up to the uninhabited second floor where we find a further 5 rooms which could be converted into bedrooms and/or living rooms.

A unique historical property to renovate in a wonderful natural setting in a prime location, with great potential to convert into a hotel.



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Mountain views, Terrace, Garden,  
Period features, Mosaic tile flooring, Well,  
To renovate, Pet-friendly, Fireplace,  
Balcony

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