

€1,350,000 House / Villa - Sold

Stunning estate for sale in the picturesque Girona countryside

Spain » Girona » Baix Empordà » 17132

6	8	641m²	4,055m²
Bedrooms	Bathrooms	Built size	Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • costabrava@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

€1,350,000 House / Villa - Sold

Stunning estate for sale in the picturesque Girona countryside

Spain » Girona » Baix Empordà » 17132

6 Bedrooms **8** Bathrooms **641m²** Built size **4,055m²** Plot size

OVERVIEW

A unique opportunity to buy a high quality newly build traditional country house in the heart of the Empordà. Complete with a 237 m² separate building that gives the property various possibilities.

In a small hamlet of just 4 houses with large gardens and complete privacy in the Empordà countryside, we find this wonderful property for sale. It is less than 2 km from the nearest picturesque village that enjoys a bakery, butcher and restaurant / bar, 17 km from the beach and 25 km from Girona.

This fantastic property is composed of a 404 m² 2-storey family home and a separate 237 m² building with one floor that is separated in 2 spaces: a huge garage for up to 7 cars and 2 large rooms with a bathroom which are ideal as workshop spaces.

The main house has been beautifully designed and is set in the middle of the plot with a pool, with direct access to the exterior from all sides and stunning views in every direction.

On the ground floor we are welcomed into a large entrance hall with a guest toilet and cloakroom. Moving on we discover a spacious library and piano room, a large sitting room and dining area with direct access to the porch and swimming pool which is connected to a good sized country kitchen with a fireplace that also has direct access to the garden. There is also a double bedroom with private bathroom on the ground floor.

The first floor is composed of a spacious central landing and 5 double bedrooms with private bathrooms. All bedrooms have access to a lovely balcony from which the amazing country views can be admired.

The main house has underfloor heating throughout, double glazing and high quality windows with in-built mosquito nets and shutters. The house has been built to a high standard and is surrounded by an underground draining system that surrounds the foundations and insures the house is completely free of damp. The property has mains water for the house and also a private well for the garden which has automatic irrigation throughout. It has been beautifully built with some traditional stone details but also maintaining comfort and a modern style.



lucasfox.com/go/cbr12094

Garden, Swimming pool, Terrace,
Private garage, Underfloor heating,
Air conditioning, Alarm, Balcony, Barbecue,
Fireplace, Library

Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • costabrava@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

€1,350,000 House / Villa - Sold

Stunning estate for sale in the picturesque Girona countryside

Spain » Girona » Baix Empordà » 17132

6	8	641m²	4,055m²
Bedrooms	Bathrooms	Built size	Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • costabrava@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain