

€675,000 Country house - Sold

## Fully renovated traditional village house for sale in Baix Empordà

Spain » Girona » Baix Empordà » 17466

<b>4</b>	<b>3</b>	<b>270m<sup>2</sup></b>	<b>347m<sup>2</sup></b>	<b>30m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Beautifully restored 18th Century village house for sale in Baix Empordà with stunning views to the bay of Roses

This traditional 18th century village house was tastefully renovated in 2017 maintaining many original features. Located in a small, quiet village just 10 minutes' drive from the picturesque coastal village of Sant Martí d'Empuries, the property enjoys uninterrupted views over the rolling hills and the sea in the distance.

The main house is distributed over three floors with 4 double bedrooms, 3 bathrooms, a tradition country-style kitchen, open plan living-dining room leading on to a large terrace- ideal for alfresco dining- with a plunge pool and an adjacent private garage currently used as a games room.

The property is being sold with an additional plot of land in front, on which stands a stone ruin with permission for restoration. The ruin could be converted into a guest apartment, studio or large garage.

The property also has a tourist licence and offers a good yield for potential investors.

There is the possibility of buying, in addition, a rustic plot of land of 853,70m<sup>2</sup>, not to be built on, totally fenced and with its own well, just 50 metres from the house, ideal as a complement either to have animals or a vegetable garden.



[lucasfox.com/go/cbr17053](https://lucasfox.com/go/cbr17053)

Sea views, Terrace, Swimming Pool,  
Private garage, Period features,  
Natural light, Tourist License, Renovated,  
Heating, Fireplace, Double glazing

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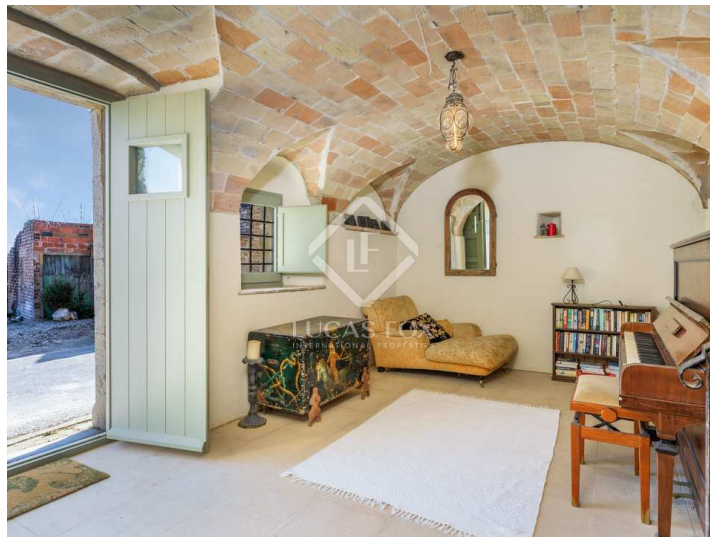


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