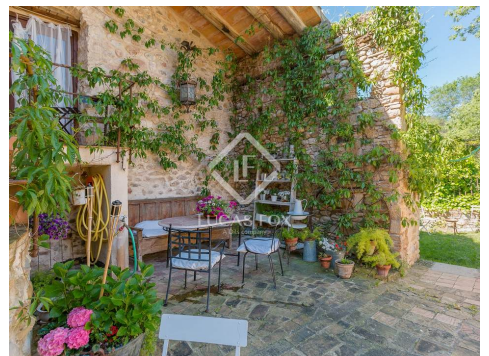


€1,290,000 Country house - For sale

**Charming village house located in an idyllic spot around the Fluvia river,
between the Pla de l'Estany and the Alt Empordá.**

Spain » Girona » Pla de l'Estany » 17832

8	8	522m ²	114m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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Charming village house, with 8 rooms located in an idyllic landscape, in a picturesque neighbourhood around the river Fluvià, 10 km from Banyoles.

Lucas Fox presents this beautiful country house dating back to 1238 located in the church square, surrounded by other historic properties.

On entering the house, there is a dining room on the left, a second dining room further on, a hall with a Catalan vaulted ceiling, an office on the right, a guest toilet and another breakfast area.

Going down some stairs you reach a cellar with a large old melis wood beam. The large kitchen is at the back, of the Lacanche brand, with access to the boiler room, to the dining rooms and to one of the two porches, as the kitchen has three exits. The floors have beautiful original ceramic tiles.

The breakfast area leads to the outdoor patio, with a chill-out area, an amazing swimming pool and two porches. Stairs in one of the porches lead up to a spacious triple suite with a beautiful bathroom with an antique style bathtub.

A back door leads to a path shared with the neighbours (currently in private use) and to another bedroom, formerly used as a soundproof recording booth, with a ceiling made of barrels and a wooden floor made of the same 300 year old barrels.

As you climb the stairs to the next floor, on the left hand side is a charming reading area with another sitting room with a 700+ year old fireplace and a renovated oven. On the right hand side is a spacious living room with ceilings of over 6 metres, a gothic style window and a terrace of 50 m².

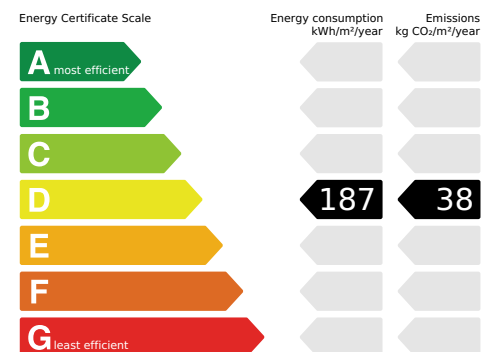
The first floor consists of three double bedrooms with en-suite bathrooms and a split-level double bedroom with a large bathroom with an antique freestanding bathtub.

On the next floor, there is a sixth double bedroom with en-suite bathroom which connects to the owner's area, consisting of two bedrooms, a bathroom and an open attic of about 30 m².



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Terrace, Swimming Pool, Renovated,
Heating, Fireplace, Exterior,
Chill out area, Alarm



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Excellent materials have been used to renovate the gîte: the walls have been painted with good quality washable paint, there are emergency lights, Fontini ceramic switches, Cristina basin taps, exposed wiring, propane gas central heating with two boilers and original radiators restored, a thermostat in each room and a fuse box on each floor.

A great opportunity to acquire a large property in an incomparable spot.

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