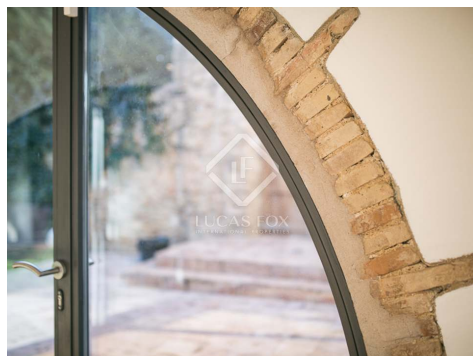


€650,000 House / Villa - For sale

## Former rectory converted into a wonderful private home in Baix Empordà

Spain » Girona » Baix Empordà » 17464

**3** Bedrooms    **3** Bathrooms    **270m<sup>2</sup>** Built size    **1,000m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Opportunity to acquire a fully restored 17th century country house with a garden and pool in the Baix Empordà.

This charming 17th century stone house, fully restored in 2006, is located in a neighbourhood near Viladasens, just 5 minutes from access to the motorway with excellent links to Barcelona and Girona city.

The house measures 270 m<sup>2</sup> and is surrounded by a charming garden with lawns and trees surrounding the inviting swimming pool.

The house is divided into 3 floors. On the ground floor we find a guest bedroom with en-suite bathroom, a guest toilet, a utility room, a double bedroom with an en-suite bathroom and private lounge with access to the garden.

The first floor offers a large living room with a fully equipped kitchenette, with flues in the centre of the room to install a fireplace, and with access from the living room to a porch. On the second floor is the 80 m<sup>2</sup> study and master bedroom with an en-suite bathroom. The study could be used as a fourth bedroom if necessary.

The house is presented in perfect condition with a practical layout and spacious rooms with south-facing mountain and forest views. What's more, it boasts underfloor heating powered by diesel, solar panels for hot water with a 300 litre capacity tank, double glazing, a heat pump for increasing the pool water temperature by 4 degrees, an alarm and satellite TV. All communications systems, internet and telephone, are installed with WI-FI throughout the house. There are 3 parking spaces available in total, 2 at the entrance which could be covered, and the third space next to the property.

Ideal for a family with children, to live all year round or as a profitable rental investment given the peaceful yet well connected location.



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Garden, Swimming pool

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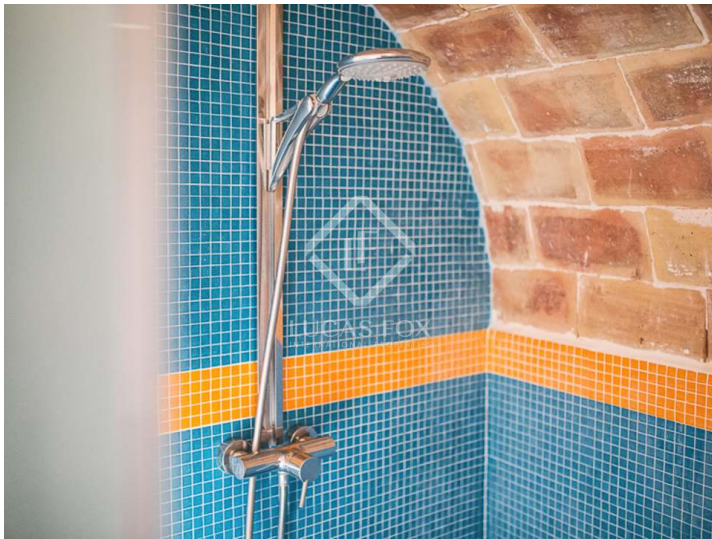


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