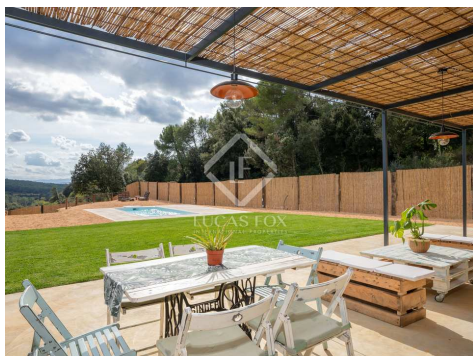


€470,000 Country house - Sold

New build country house for sale in a charming village of Baix Empordà, 3 km from all services and 12 km from the best beaches on the Costa Brava

Spain » Girona » Baix Empordà » 17466

4	3	240m²	933m²	60m²	750m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

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

€470,000 Country house - Sold

New build country house for sale in a charming village of Baix Empordà, 3 km from all services and 12 km from the best beaches on the Costa Brava

Spain » Girona » Baix Empordà » 17466

4	3	240m²	933m²	60m²	750m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden

OVERVIEW

Simple and functional semi-detached country house, with lots of natural light, for sale at the end of a small town in the Baix Empordà, ideal to enjoy a natural setting in comfort.

This semi-detached country house is located in a small rural area of stone houses, close to a town with all services. It is brand new and has been built with high quality materials, designed to enjoy the comfort offered by a new build property in an incomparable natural setting. It measures a total of 240 m²: 150 m² for the main home, plus 90 m² on the lower floor with a garage and the engine room.

This flat plot is fenced and covers a total of 932 m², with a lawn area, a saltwater pool and a porch, ideal to enjoy the sunsets and the best open views of the countryside that the Baix Empordà offers.

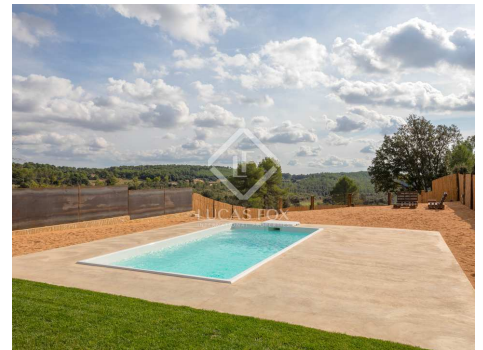
The home is arranged over a single floor and all its spaces are organised around a small interior patio that acts as a link in the centre of the house and allows natural light to enter.

When entering through the main entrance, on the left we find a magnificent space that connects directly with the interior patio and that at the same time leads to two bedrooms that share a complete bathroom.

To the right, there is a bedroom with a private bathroom that leads down a small hall to the central area of the house, with the master bedroom on the right with its private bathroom and dressing room.

Next, we find the day area, a large open space full of light, which is distributed in a U-shape around the interior patio. This space consists of a living-dining room and an open kitchen, with large windows that lead to the porch and the garden area.

Nature and comfort, an ideal combination to enjoy the tranquility that the interior of Baix Empordà offers us, without giving up the proximity to all services.



lucasfox.com/go/gir24939

Mountain views, Swimming pool, Garden, Private garage, Natural light, Parking, Views, Utility room, Storage room, Playground, New build, Heating, Fireplace, Exterior, Double glazing, Barbecue, Balcony, Alarm, Air conditioning

Contact us today for more information or to arrange a viewing

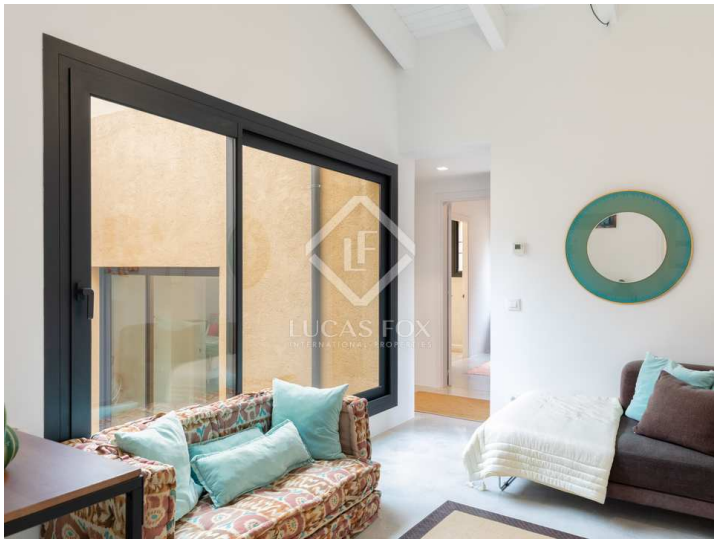
+34 872 22 32 62 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

€470,000 Country house - Sold

New build country house for sale in a charming village of Baix Empordà, 3 km from all services and 12 km from the best beaches on the Costa Brava

Spain » Girona » Baix Empordà » 17466

4	3	240m²	933m²	60m²	750m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain