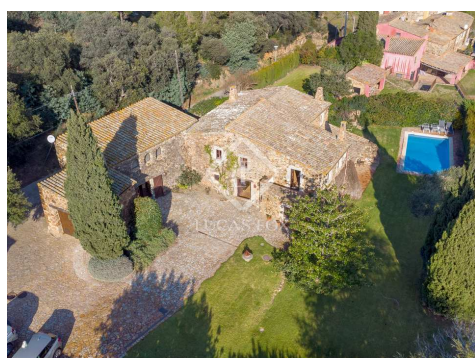


€1,380,000 Country house - Sold

## Catalan farmhouse for sale in the Baix Empordà, near the main beaches.

Spain » Girona » Baix Empordà » 17253

<b>7</b>	<b>6</b>	<b>402m<sup>2</sup></b>	<b>1,667m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Catalan farmhouse in perfect condition, surrounded by an impeccable garden and swimming pool for sale in a well-known town in Baix Empordà.

This typical Catalan farmhouse, with its unmistakable traditional air that gives it a unique personality, stands out for its excellent location within the town centre and for its proximity to the most exclusive beaches of the Costa Brava, such as Calella de Palafrugell, Llafranc, Tamariu and Begur.

The property consists of the main farmhouse, guest house and garage / warehouse, all surrounded by an impeccable garden, swimming pool, kitchen garden area and fantastic summer porch.

Architecturally, the farmhouse preserves most of its original elements, such as the usual buttresses on its side façade, exposed stone walls, vaulted ceilings, wooden beams, tuff floors, as well as a hallmark of its own, such as the southern orientation of its main façade to make the most of the hours of sunshine.

Entering through its main door, we find a pleasant vaulted distribution space, through which we access, on the one hand, the bright kitchen diner and, on the other hand, a bedroom with bathroom, ideal for the service. In the background, the original stone staircase that leads to the upper floor, as well as the living room with its fireplace and convenient access to a bucolic rear patio are located; and the dining room, which preserves its original bread oven from the 19th century, with direct access to the summer porch and the outdoor area.

The first floor is distributed around a multipurpose room with ceilings with original wooden beams, ideal as a games room, from where you can access the four en-suite double bedrooms, one of them, the main one, with access to a private terrace.

Attached to the farmhouse is this fantastic guest house, with independent entrance, and consisting of a ground floor with kitchen, living room with access to the outside; and first floor with two bedrooms and a bathroom.

Furthermore, there is a covered garage area, with space for a car, or alternatively as a storage area.



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Terrace, Garden, Private garage,  
 Natural light, Parking, Storage room,  
 Heating, Exterior, Equipped Kitchen,  
 Double glazing, Chill out area, Alarm

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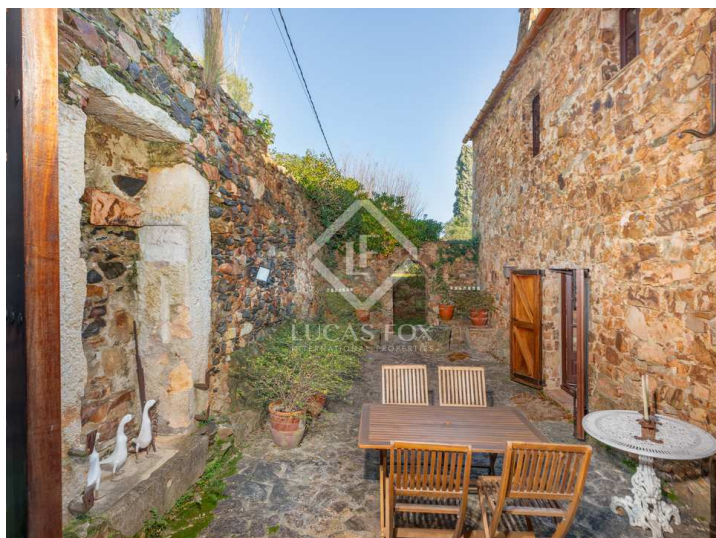
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