

€2,200,000 Country house - For sale

Excellent 5 Bedroom country house for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17113

5	2	695m²	115,531m²
Bedrooms	Bathrooms	Floorplan	Plot size



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

€2,200,000 Country house - For sale

Excellent 5 Bedroom country house for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17113

5	2	695m²	115,531m²
Bedrooms	Bathrooms	Floorplan	Plot size

OVERVIEW

18th century country house surrounded by 11.6 hectares of land for sale near one of the most prestigious medieval towns in the Baix Empordà, Girona.

This traditional Catalan country house dates back to the 18th century and is located in one of the most exclusive areas of the Baix Empordà, within the renowned Golden Triangle, surrounded by cultivated fields, forests and the main medieval towns in the area.

The building as a whole has approximately 11.6 hectares of land, with a country house with a total of 695 m² built, distributed over two large floors and an attic pending interior renovation, as well as porches, terraces and a functional shed as garage or warehouse.

On the ground floor we are greeted by a spacious vaulted living room, a large kitchen with a dining area and fireplace, a vaulted living room with a fireplace, a wine cellar, a large double-height warehouse that can be converted into a guest apartment with a separate entrance, and a bathroom.

We reach the first floor, where we are greeted by a large, bright hall, which leads to the five double bedrooms and a bathroom. In this area there are two terraces on the south and west façade, which offer excellent views of the countryside, the town and the mountains.

On the upper floor is the attic, which is pending an interior renovation and would be ideal as a large work study, games room or even two more large bedrooms with their respective bathroom could be enabled. On this floor we also find a terrace with open views.

The country house is in good structural and conservation condition with several original elements from the period, such as terracotta floors, vaulted ceilings, wooden beams and stone walls, although it still has a great deal of room for improvement with a series of Updating works that would allow a higher level of comfort to be achieved.



lucasfox.com/go/gir33017

Mountain views, Terrace, Garden,
Private garage, Natural light, Heating,
Fireplace, Exterior, Beauty salon

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

€2,200,000 Country house - For sale

Excellent 5 Bedroom country house for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17113

5	2	695m²	115,531m²
Bedrooms	Bathrooms	Floorplan	Plot size



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