

€895,000 House / Villa - For sale

Contemporary house with excellent views of the countryside for sale in Baix Empordà

Spain » Girona » Baix Empordà » 17256

5 Bedrooms **5** Bathrooms **396m²** Floorplan **1,096m²** 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

€895,000 House / Villa - For sale

Contemporary house with excellent views of the countryside for sale in Baix Empordà

Spain » Girona » Baix Empordà » 17256

5 Bedrooms **5** Bathrooms **396m²** Floorplan **1,096m²** Plot size

OVERVIEW

Contemporary house located in the Golden Triangle with excellent views of the countryside for sale in Baix Empordà.

This contemporary house, built in 2003, is located in one of the most historic medieval towns in the Baix Empordà, located in a strategic area that offers maximum privacy, with wonderful views of the fields, the Gavarras and the town.

The house was designed with the main rooms on one floor, plus the lower ground floor, with secondary rooms.

On the lower ground floor, we find the large garage for three or four cars, with an automatic door, laundry area, the lift that connects both floors of the house and a multipurpose area, ideal as a guest apartment (with kitchen, living-dining room, two bedrooms and two bathrooms). In addition, it could be used as a gym, study or workshop, among others.

On the upper floor, upon entering we are welcomed by a large hall, which separates the day area from the night area. On one side, the day area is oriented to the southwest. It has the living room with fireplace, dining room, an open kitchen and summer porch. The night area to the east has three generously sized bedrooms, including the en-suite master bedroom, and an additional bathroom.

The house is surrounded by a very well-kept garden, which has a swimming pool, and has two entrances from the street, one for day-to-day use, with direct access to the garage and to the entrance of the house; and the other, the rear, ideal for garden and pool maintenance personnel.

A unique home for its excellent location in one of the best known and most visited towns in the region, for the beauty of its landscape and the richness of its historical and heritage legacy. In addition, it has one of the most beautiful and best preserved Gothic precincts in the Empordà, a wide beach which is ideal for families and for lovers of water sports, a natural setting of marshes and rice fields for walking, hiking and cycling, or simply, to observe and enjoy the landscape.



lucasfox.com/go/gir33745

Mountain views, Swimming Pool, Garden, Private garage, Lift, Natural light, Transport nearby, Playroom, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Barbecue, 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

€895,000 House / Villa - For sale

Contemporary house with excellent views of the countryside for sale in Baix Empordà

Spain » Girona » Baix Empordà » 17256

5 Bedrooms **5** Bathrooms **396m²** Floorplan **1,096m²** 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