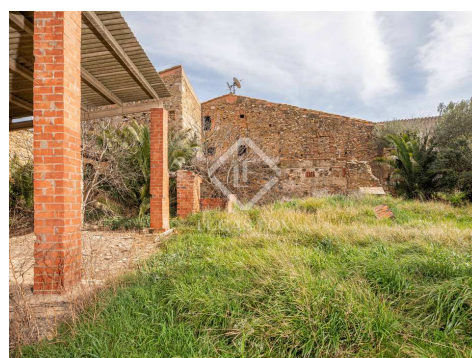


€545,000 House / Villa - For sale

## 6 Bedroom house / villa for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17134

<b>6</b>	<b>2</b>	<b>600m<sup>2</sup></b>	<b>1,320m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

## Beautiful urban country house to renovate with a garden and many possibilities for sale in the centre of a medieval town in the Baix Empordà.

Lucas Fox presents this beautiful urban country house with a garden located in the historic centre of a quiet town on the northern edge of the Baix Empordà. The property is ideal for carrying out a comprehensive refurbishment project, since it has large spaces, high ceilings and good orientation, which are the basis for achieving a comfortable rustic house with a lot of character and cozy spaces.

As a whole, the current buildable area is 900 m2, including the main property of about 600 m2 and covered exteriors that can be converted into porches, garage, guest house, independent studio, or be demolished to expand the garden area, in according to the needs of the new owners.

We enter the house through a beautiful portal that leads directly to a large porch and the east garden of the house. At the end of the porch, we find the arched entrance to the property on the ground floor. This floor has large spaces to project a very complete day area, with possible living rooms, a study or a bedroom, as well as a kitchen with access to the south garden. The staircase, in the centre of the property, gives access to a hall that leads to the different rooms, including two large spaces with windows to the garden, one of them with a 100 m<sup>2</sup> mezzanine on a balcony that provides the space with a great ceiling height.

The 1,320 m2 plot is located within the town and has a garden that surrounds the house on its east, south and west sides, with enough space to build a pool. The result can be a large garden, but with manageable measurements and a lot of privacy.

An ideal house to carry out a custom project with the character of a traditional farmhouse, without giving up the comfort of being in a quiet town in the Baix Empordà.



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Garden, To renovate

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