

€2,440,000 Country house - For sale - New listing

## Excellent 6-bedroom country house with 2,000 m<sup>2</sup> garden for prime sale in Baix Empordà

Spain » Girona » Baix Empordà » 17133

<b>7</b>	<b>7</b>	<b>784m<sup>2</sup></b>	<b>24,438m<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

**Provençal-style country house completely renovated and tastefully decorated by the Quintana & Partners studio, with 2.4 hectares of land for sale in a beautiful setting surrounded by cultivated fields, in Baix Empordà, Girona.**

Lucas Fox presents this spectacular country house, fully refurbished and decorated by the Quintana & Partners studio, located in a beautiful setting surrounded by fields of wheat and apple trees in the heart of the Empordà. The house dates from 1940 and was refurbished in a Provençal style with large windows that offer plenty of natural light and pleasant views to the outside, with a private land of 2.4 hectares.

On the property, there are two buildings, connected to each other: the main house and a multipurpose annex.

Entering the house on the southern side, we are greeted by a beautiful porch and an original old wooden door that leads to the entrance hall. This surprises us with its abundant natural light, as well as for its pleasant warm shades and natural materials, which create a very cosy and family-friendly atmosphere, with a romantic touch. This same space acts as a hall for this floor and leads us to a small office with a fireplace. Below is the spacious winter dining room, the two living rooms with a fireplace, a complete guest bathroom and the 70 m<sup>2</sup> kitchen diner with a barbecue and direct access to the porch on the northwestern façade, next to the pool. Connected to this same floor, is the service area, with an independent entrance, consisting of a double bedroom with bathroom, laundry area, machine room and storage.

On the upper floor, we find a large hall with original tiled floors, which leads us to the four bedrooms with two private bathrooms and two terraces (one covered). There is the possibility of adapting a fifth bedroom if necessary.

Right next to the house, there is a multipurpose annex construction, with an independent entrance, but internally connected to the main house, which allows multiple functions, from a guest house or a gym, as it is now.

The perimeter of the house is perfectly landscaped, with automatic irrigation using water from its own well, as well as being connected to mains water and electricity. The large pool complements this area, ideal for lovers of swimming.



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Swimming Pool, Garden, Gym, Natural light,  
 Tourist License, Solar panels, Heating,  
 Fireplace, Equipped Kitchen,  
 Double glazing, Balcony, Alarm,  
 Air conditioning

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An ideal property to live all year round, due to its excellent comfort and location close to all amenities, as well as a second home due to its great privacy, tranquility, good views and quick access to the main beaches in the area. In addition, the house is perfectly prepared to function as a small luxury boutique hotel, so it could be a good investment, with its great potential for good returns.

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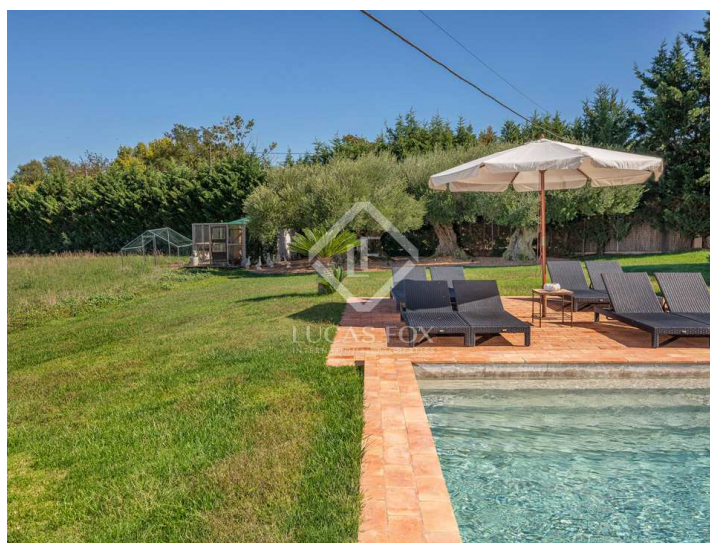


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