

€1,050,000 Country house - For sale

## Stunning country house with beautiful views on the vally and complete privacy in Alt Empordà

Spain » Girona » Alt Empordà » 17745

<b>5</b>	<b>4</b>	<b>322m<sup>2</sup></b>	<b>91,500m<sup>2</sup></b>	<b>3,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## 18th century restored country house of 322 m<sup>2</sup> with a fenced garden, over 90,000 m<sup>2</sup> of terrain and views of the beautiful landscape all the way to the sea.

Located in Alt Empordà at only 10 minutes away from a local village with a lot of services and good restaurants, we find this beautifully restored country house.

The property is set on over 9 hectares of private land, with over 100 olive trees, enjoying a south aspect and remarkable, far-reaching views over the mountains, L'Escala and the Mediterranean Sea.

The house was fully restored by the current owners and has been finished to the highest standards throughout. The project was completed in 2011 and the results are stunning with a host of authentic features typical of a Catalan Masia.

The country house is largely self-sufficient. It has two water wells, a large water deposit of 30.00L and over 20 solar panels with batteries that produce around 8500W.

The 322 m<sup>2</sup> stone-built property is constructed over three levels. On the ground floor we find a multipurpose room that is currently used as a garage for the bikes and motorcycles, a lounge, a guest bedroom and a bathroom.

On the first floor we have the day area, the open kitchen with a dining table, a large living room and a bathroom. From the living room we have access to the lovely south-facing terrace with views over the garden and the surrounding landscape.

On the top floor we find the night area with the main bedroom with an en-suite bathroom, three double bedrooms and another bathroom.

Within the garden there is a beautiful salt water swimming pool, a lawn garden and a two car porch parking space. From the garden, we have access to the area of olive trees, which is also fenced. Within the 9 hectares of land there is also an oil mill from the 18th century and a listed ruin with potential to restore it. There are further terraces that could be cleared if a buyer is looking to keep horses.



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Mountain views, Swimming Pool, Garden, Period features, Period Building, Well, Solar panels, Renovated, Heating, Equipped Kitchen, Chill out area, Air conditioning

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The masia is equipped with a radiator heating system powered by diesel, double glazing, water from the wells and electricity from the solar panels. There is also a generator that kicks in when the solar panels are not producing enough energy.

Overall a very beautiful, private, and luxurious property to enjoy all year around.

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