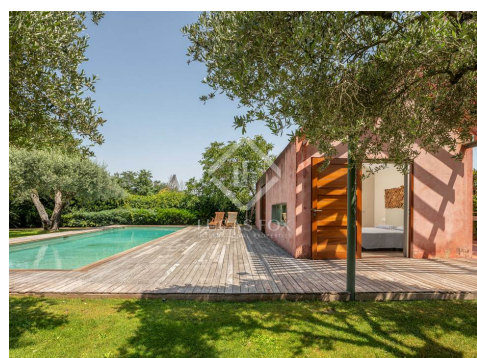
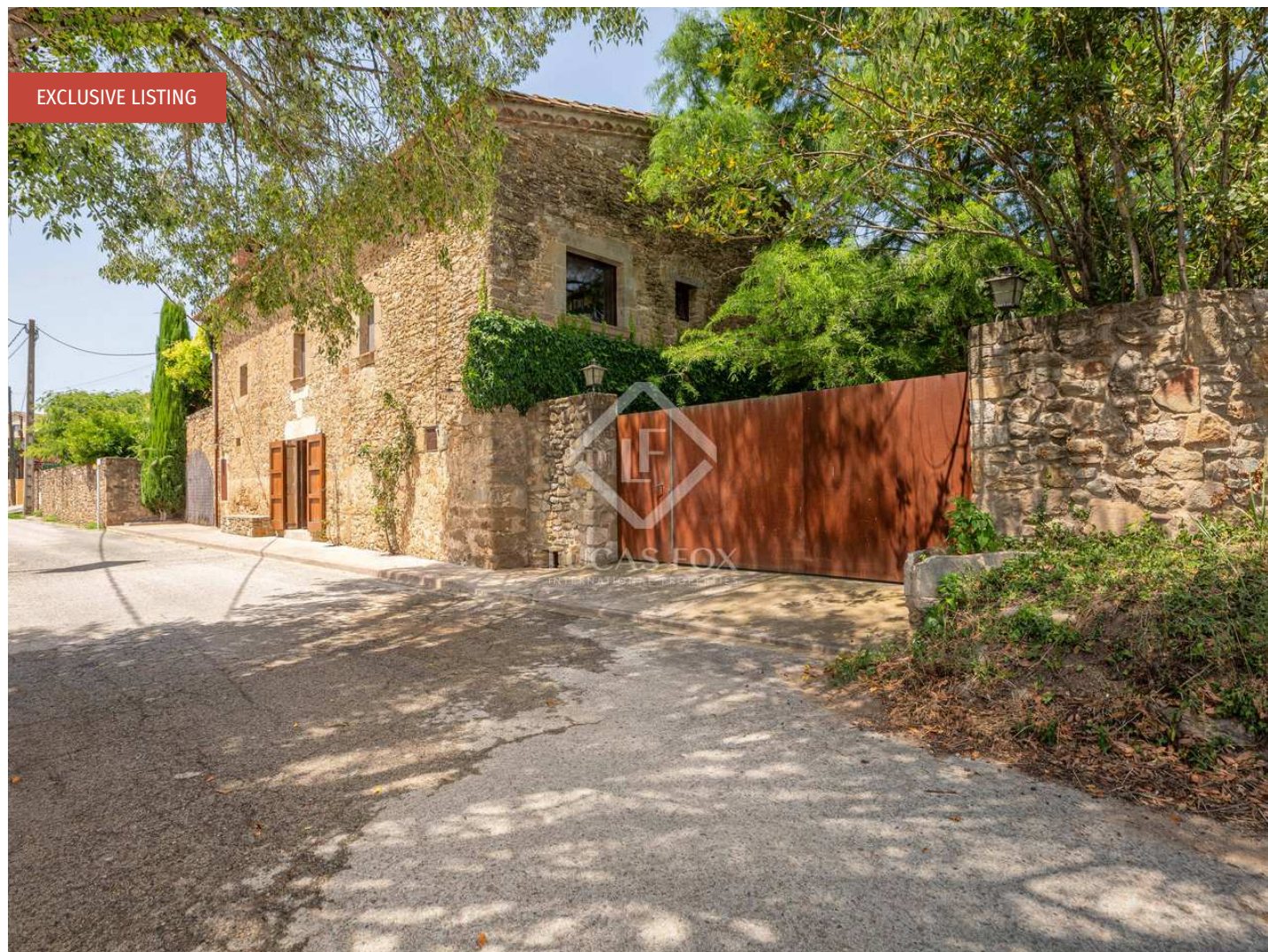


€850,000 Country house - For sale - Exclusive listing  
**4 Bedroom country house for sale in El Gironés, Girona**

Spain » Girona » El Gironés » 17463

<b>4</b>	<b>3</b>	<b>376m<sup>2</sup></b>	<b>1,619m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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## €850,000 Country house - For sale - Exclusive listing

### 4 Bedroom country house for sale in El Gironés, Girona

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#### OVERVIEW

### Stone house from the 18th century with all its charm preserved, spectacular private garden , swimming pool and maximum privacy for sale in El Gironès, Girona.

Lucas Fox exclusively presents this beautiful 18th century stone house located at one end of the village of Flaçà, on the border between the Gironès and Baix Empordà regions. The house sits on a fully fenced urban plot of 1619 m<sup>2</sup> that adjoins crop fields on one side and, on the other, an urban area that offers all amenities.

The origin of this house dates back to 1789 and today it maintains all its essence, since it has preserved the main construction elements such as the solid stone walls, all the vaulted ceilings on the ground floor and the wooden beamed ceilings on the upper floor .

The property is distributed over two comfortable floors, as well as a loft. On the main floor of the house, where the stables were originally located, there is a spacious entrance hall, the fantastic kitchen- dining room with fireplace and a pleasant living room. Everything is directly connected to the exterior area, with different porches, a spectacular garden with numerous plants and trees that offer maximum privacy.

The first floor has a large living room-library that acts as a hall and leads to three large bedrooms. The main one, which formerly housed the kitchen of the house, of which the fireplace from that period is still preserved, is a large bedroom that has a beautiful private terrace. The other two, also doubles, share a complete bathroom that serves them.

From this first floor, there is access to the attic, where there is a multipurpose central study, a large storage space and the boiler room.

At the back of the plot, the pool, the barbecue area and an auxiliary construction are located, consisting of a large bedroom and a bathroom with shower, ideal for guests, as well as a sauna and the machine room.

A small country house for sale that adapts to multiple needs, whether as a first residence or as a second holiday residence.



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Terrace, Swimming Pool, Garden,  
Period features, Parking, Well, Utility room,  
Transport nearby, Storage room,  
Near international schools, Library, Heating,  
Fireplace, Exterior, Chill out area,  
Air conditioning

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On the one hand, it stands out for its excellent location close to all amenities, international schools and transport, especially the train, which connects Girona with Barcelona in just over half an hour. On the other, it offers quick access to the main beaches of the Costa Brava, to the reference medieval towns of the Baix Empordà and to the Natural Park of Les Gavarres.

Contact us for more information or to arrange a visit.

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## €850,000 Country house - For sale - Exclusive listing

### 4 Bedroom country house for sale in El Gironés, Girona

Spain » Girona » El Gironés » 17463

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Bedrooms	Bathrooms	Floorplan	Plot size



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