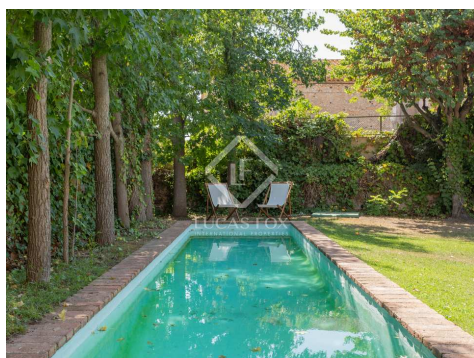


€740,000 House / Villa - For sale - Reserved

Excellent 5 Bedroom house / villa for sale in Alt Empordà, Girona

Spain » Girona » Alt Empordà » 17474

5 Bedrooms **3** Bathrooms **576m²** Floorplan **773m²** 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

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OVERVIEW

Charming town house with garden and pool for sale in a quiet town in the Alt Empordà just 15 minutes from the sea.

Lucas Fox presents this charming town house in the Alt Empordà.

We access the house from a quiet street. The large portal, with space for cars to pass due to its dimensions, gives access to a wonderful porch that connects with the two bodies of the house and the lush garden.

The main body of more than 300 m² is a property refurbished 30 years ago, in whose refurbishment the original rooms and materials were respected, with Catalan tuff floors, vaulted ceilings and wooden beams.

On the ground floor, we find a cozy kitchen with access to the porch and garden for summer meals and access to an interior dining room for winter meals, a study/ bedroom, a full bathroom and a utility room/ pantry area.

The living room with fireplace and access to a terrace facing south and the garden is the protagonist of the first floor. A wonderful space for winter afternoons, with lots of natural light. On this same floor, a hall/ study separates this space from the three bedrooms and the large bathroom. The main one is located in a wonderful and open-plan second floor and has two terraces, three-sided windows and a sloping ceiling.

The second body, of just over 200 m² distributed over two floors, is to be rehabilitated, but it also preserves the period layout and materials, as well as a wonderful window overlooking the garden. The two bodies can remain independent or unite in a single property.

The garden stands out for its lushness, with consolidated trees and beautiful shaded areas for summer that contrast with the grassy space in front of the 7.5 X 2 meter pool that enjoys sun all day.

A charming house with as many possibilities as its new owners wish to give it, since the body to be rehabilitated can be added to the main property, become a studio, an independent guest house or even a guest house, since the house has tourist license.

Do not hesitate to come and visit it and discover this little oasis in Empordà.



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Swimming Pool, Garden, Period features,
Period Building, Well, Fireplace,
Air conditioning

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