

€500,000 House / Villa - Sold

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

Spain » Girona » Baix Empordà » 17466

<b>3</b>	<b>2</b>	<b>198m<sup>2</sup></b>	<b>1,007m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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

+34 872 22 32 62 • [girona@lucasfox.com](mailto:girona@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Pujada de la Catedral 10, 1er 3a, Girona, Spain



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### OVERVIEW

**Newly built house for sale at the edge of a small village, with beautiful views of the countryside and surrounding forest in Baix Empordà, Girona.**

Lucas Fox exclusively presents this new build house located in a beautiful location, right at the end of a small town north of Baix Empordà, which offers tranquility, but direct connection with nature and beautiful views of the cultivated fields and the mountain that surrounds it.

The house was built in 2008 and the main habitable rooms are distributed on a comfortable floor, with fluid access to the exterior and the garden from all rooms. In addition, on the lower floor, there is a garage, with capacity for two cars.

There is the possibility of expanding the current constructed area of the house with an additional extension of 158 m<sup>2</sup>, that is, 58 m<sup>2</sup> on the ground floor and 100 m<sup>2</sup> on an upper floor, for which the house is already structurally prepared. Furthermore, taking advantage of the unevenness of the land in front of the house, a swimming pool can be built, which would offer wonderful unobstructed views of the countryside and the mountains.

A unique opportunity to enjoy a privileged natural environment in a very comfortable and easy-to-maintain house, very well connected to the amenities of the area, the train station, the highway to Barcelona and France, and with quick access to some of the beaches of the Costa Brava.



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Mountain views, Garden, Private garage,  
Natural light, High ceilings,  
Transport nearby, Heating, Fireplace,  
Exterior, Equipped Kitchen, Double glazing,  
Alarm

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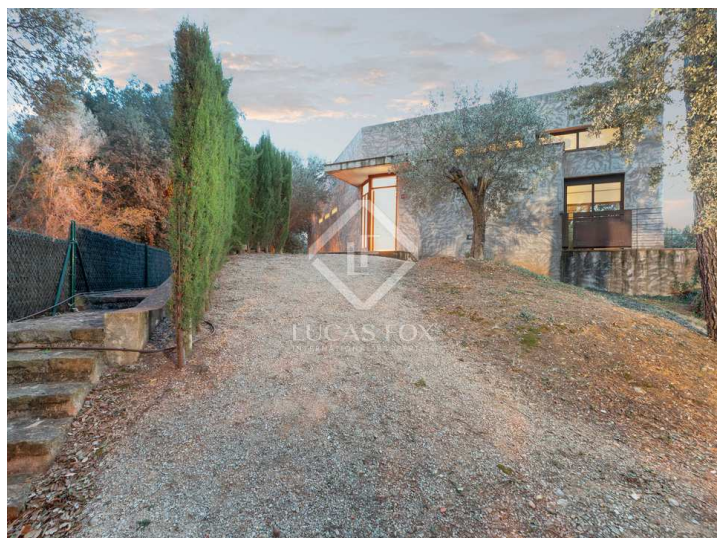
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