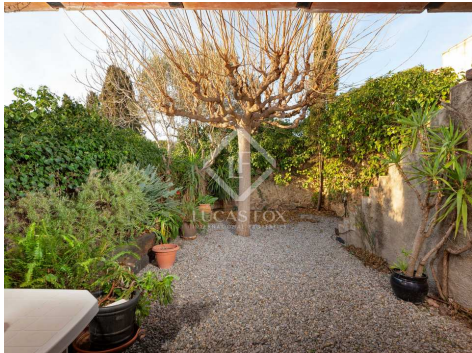


€445,000 House / Villa - For sale - Reserved

## Charming 18th-century townhouse for sale in Alt Empordà at just 10 minutes from the Costa Brava.

Spain » Girona » Alt Empordà » 17494

<b>2</b>	<b>2</b>	<b>232m<sup>2</sup></b>	<b>20m<sup>2</sup></b>	<b>60m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



**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

€445,000 House / Villa - For sale - Reserved

## Charming 18th-century townhouse for sale in Alt Empordà at just 10 minutes from the Costa Brava.

Spain » Girona » Alt Empordà » 17494

<b>2</b>	<b>2</b>	<b>232m<sup>2</sup></b>	<b>20m<sup>2</sup></b>	<b>60m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden

### OVERVIEW

## Charming 18th-century townhouse of 230 m<sup>2</sup> with a patio for sale in Alt Empordà, located just 10 minutes from the Costa Brava.

Lucas Fox presents this beautiful 18th-century townhouse in the heart of the captivating Alt Empordà region, just a scenic 10-minute drive from the beaches of the Costa Brava. This timeless property, spanning 230 square metres across two levels, exudes character and offers a unique blend of historical charm and modern potential.

The townhouse boasts authentic Catalan vaulted ceilings and wooden beams, which add a touch of architectural splendour. On the ground floor, a magnificent entrance hall welcomes you with period features, setting the tone for the historical elegance that permeates the entire property. Here, we discover two bathrooms, the main bedroom with direct access to the patio, and the potential for a second bedroom.

Ascend to the first floor, where high ceilings define a spacious living room with natural light. Start your day with a cup of morning coffee on the front balcony, enjoying the village and mountain views. The open kitchen and dining room provide a welcoming space for culinary delights and shared meals. Additionally, the first floor features a second relaxation area seamlessly combined with a library. Here, you can immerse yourself in your favourite books while enjoying access to both the terrace and the patio. A perfect retreat for quiet contemplation or entertaining guests in an intimate setting.

At the rear of the property lies a charming patio garden, a hidden oasis where one can unwind in privacy. The perfect spot for al fresco dining or basking in the Mediterranean sun, this quaint outdoor space adds a delightful extension to the living experience.

At just 10 minutes from the Costa Brava, this townhouse offers the best of both worlds, the tranquility of a historic residence in a village and the vibrant allure of the Mediterranean beaches.



[lucasfox.com/go/gir47071](https://lucasfox.com/go/gir47071)

Garden, Period features, Period Building, High ceilings, Library, Fireplace, Exterior, Double glazing, Balcony

**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](https://lucasfox.com) • Pujada de la Catedral 10, 1er 3a, Girona, Spain

€445,000 House / Villa - For sale - Reserved

## Charming 18th-century townhouse for sale in Alt Empordà at just 10 minutes from the Costa Brava.

Spain » Girona » Alt Empordà » 17494

<b>2</b>	<b>2</b>	<b>232m<sup>2</sup></b>	<b>20m<sup>2</sup></b>	<b>60m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden

While the property requires some renovation work, it presents a great canvas for transformation. Whether envisioned as a summer holiday home or a year-round haven for a young family or retired couple, the potential is boundless. Embrace the opportunity to customize this gem to your preferences, adding your personal touch to a piece of Alt Empordà's rich history.

Do not miss the chance to own a piece of history and create a home that captures the essence of Alt Empordà living.

Please contact us for further information and to arrange a viewing.

**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](https://lucasfox.com) • Pujada de la Catedral 10, 1er 3a, Girona, Spain



€445,000 House / Villa - For sale - Reserved

## Charming 18th-century townhouse for sale in Alt Empordà at just 10 minutes from the Costa Brava.

Spain » Girona » Alt Empordà » 17494

<b>2</b>	<b>2</b>	<b>232m<sup>2</sup></b>	<b>20m<sup>2</sup></b>	<b>60m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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