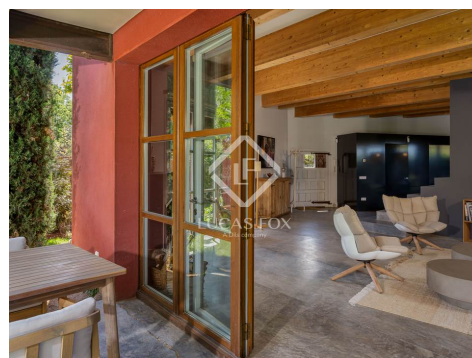
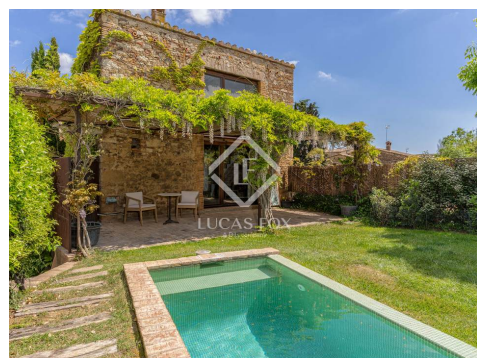


€1,100,000 Masia - For sale - New listing

## Medieval Charm with a Modern Soul, Tourist Licensed Property with Pool and Versatile Spaces.

Spain » Girona » Baix Empordà »

<b>4</b>	<b>4</b>	<b>270m<sup>2</sup></b>	<b>402m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

## Charming property in Baix Empordà with natural light, versatile spaces and modern comfort, in a medieval setting close to all services.

Medieval charm in the heart of Baix Empordà

Located in one of the most authentic and well-preserved villages in the Baix Empordà, this property offers the tranquility of a historic setting with the convenience of being just minutes from a town with all the amenities.

With a total of 319 m<sup>2</sup> built on a 423 m<sup>2</sup> plot , it consists of two independent buildings arranged around a private garden with a swimming pool, making it an exceptionally versatile property, ideal for various residential or tourist uses.

### Main house

Spread over two floors of 84 m<sup>2</sup> each, this property stands out for its open design and the abundant natural light that floods the main space:

- Ground floor: large open-plan living area with open kitchen, fireplace, guest toilet , and direct access to the garden. Light and comfort are the main features, thanks also to the underfloor heating.
- Upper floor : two bedrooms (one en suite) and two complete bathrooms. Possibility of adding a third bedroom. Ideal as a permanent residence or a charming getaway.

### Second building

With 34 m<sup>2</sup> per floor, this three-level construction adds functionality and possibilities:

- Ground floor: commercial premises with bathroom, direct access from the main street – perfect as a commercial space, study or independent studio.
- Two upper floors: bright, open spaces with a full bathroom floor . Perfect for extra accommodation, a guest area, or a vacation rental.



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Swimming Pool, Garden, Period features, Period Building, Natural light, Underfloor heating, Views, Utility room, Tourist License, Storage room, Renovated, Open kitchen, Library, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Alarm, Air conditioning

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A property brimming with character, combining comfort, light, a garden with a pool, and multiple independent spaces, in a unique location in the Empordà.  
In addition, it has a valid tourist license, making it an excellent option for both living and investing.



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