

€695,000 Country house - For sale - Reserved

## Excellent 2 Bedroom country house for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17111

**2** Bedrooms    **3** Bathrooms    **311m<sup>2</sup>** Floorplan    **110m<sup>2</sup>** 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

## Completely renovated charming village house for sale in Baix Empordà.

This spectacular village house, built in 1723 and completely renovated in 2023, is located in one of the most exclusive areas of Baix Empordà.

This is a traditional style property, but with modern comfort and design. The renovation, carried out by its current owners, has respected original elements such as the Catalan vaults and stone walls, which blend harmoniously with contemporary finishes such as polished cement floors and Catalan brickwork.

On the ground floor, there is an elegant entrance hall that leads to an open-plan room with a Catalan vault that connects to an independent studio and the main floor

On the first floor, we find the courtyard, which, being the central axis of the floor, allows natural light to enter different spaces such as the kitchen, which stands out for its central island made of Bisbal ceramics and retro-style appliances. The living-dining room and the main bedroom with private bathroom also have access to the patio.

On the second floor there is a second ensuite bedroom and access to a 34 m<sup>2</sup> terrace with a pergola, an exterior shower and a reinforced structure, ideal for installing a swimming pool or jacuzzi. This space is ideal for relaxing and unwinding.

The property has two independent entrances: one for the main property and another for a 38 m<sup>2</sup> studio with kitchen and bathroom, ideal as a workspace, additional accommodation or to customize according to your needs.

This is a traditional style property, but with all modern comforts. This property in the Empordà is ideal as a main residence, holiday home or investment.

Please contact us to arrange a viewing.



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Terrace, Natural light, Underfloor heating,  
Storage room, Renovated, Open kitchen,  
Equipped Kitchen, Double glazing

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