

€1,250,000 Country house - For sale - New listing

Country house for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà »

675m² 30,813m²

Floorplan 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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Complete renovation project for a country house with character and 3 hectares of private land for sale in the heart of Baix Empordà, Girona.

Authenticity and great potential in the heart of Empordanet, between the Gavarres and the Costa Brava

Located in one of the most sought-after areas of Baix Empordà, this charming stone country house preserves the essence of traditional Catalan architecture. With a constructed area of approximately 675 m² spread over two floors, the property offers a solid structure and generous spaces with original features—stone walls, wooden beams, fireplaces, and rustic floors—that invite a thoughtful and thoughtful renovation to enhance every corner.

Its location is one of its greatest attractions: surrounded by farmland and just minutes from the Gavarres Natural Park and the best beaches on the Costa Brava, such as Begur, Tamariu, Llafranc, and Calella de Palafrugell. It's also close to iconic medieval towns like Pals and Peratallada, which combine history, culture, and first-class amenities, consolidating this area as one of the most coveted and exclusive inland Costa Brava.

The country house allows for multiple configurations. It can be converted into a spectacular single-family home with character, ideal for those seeking a home with soul and space for several generations, or it can be divided into two separate dwellings. Thanks to its dual access and natural layout, horizontal division is authorized and designed according to regulations, with:

- A main property of approximately 465 m² built, with large spaces, high ceilings and abundant natural light.
- A secondary unit of approximately 208 m², perfect for a guest house, work studio, staff property, or even generating income through tourist rentals, thus combining comfort and profitability.

The common spaces—patios, terraces, and outdoor areas maintain a unified character that reinforces the identity of the complex, avoiding alterations that would distort its personality.

Currently, the country house requires a complete renovation, which represents a unique opportunity to create an authentic, personalized property tailored to the needs of the most discerning buyer, while preserving the original essence that makes it a unique piece.

This house is not only a reflection of history, but also a promise of the future for those who know how to see its true potential in an incomparable setting, surrounded by nature, heritage, and the Mediterranean lifestyle.



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Period features, Period Building, Well,
Transport nearby, To renovate, Exterior

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