

€1,250,000 Masia - For sale - New listing

Magnificent self-sufficient property for sale, located 15 minutes from Figueres and 15 minutes from the Costa Brava

Spain » Girona » Alt Empordà » 17469

5 Bedrooms **4** Bathrooms **500m²** Floorplan **3,231m²** 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

Magnificent self-sufficient property located at the edge of a village in Alt Emporda at just 15 minutes from Figueres and 15 minutes from the Costa Brava.

Located at the edge of a charming village in Alt Empordà, just 15 minutes from the town Figueres and the stunning Costa Brava coastline, this exquisite property offers a perfect blend of tranquility, comfort, and sustainability.

Enjoy breathtaking mountain views and abundant natural light throughout the home, which proudly holds an A-rated energy certificate—an exceptional feature in the region.

Upon entering through a grand entrance hall, we are greeted by an elegant wooden staircase and a convenient lift providing seamless access to all floors. The ground floor showcases a spacious living area with plenty of natural light from expansive windows. The living room flows effortlessly into the dining area and open-concept kitchen, creating an inviting space for entertaining. From here, step into the beautifully landscaped garden or indulge in the year-round comfort of the indoor pool. This level also includes a private study, perfect for working from home.

The upper floor is dedicated to restful nights, featuring two double bedrooms that share a terrace with stunning views, a modern bathroom, and a well-equipped laundry room. The primary en-suite is a true retreat, boasting a private terrace with spectacular views.

For guests, the property offers a completely independent wing with a cosy living room, kitchen, bathroom, and a double bedroom, ensuring privacy and comfort.

Sustainability is at the core of this home, with solar panels, aérothermal heating, and a private water well ensuring complete self-sufficiency. Though connected to the general electricity grid, the property's solar system and batteries provide ample energy. High-speed fibre internet ensures excellent connectivity for remote work or leisure.

The expansive garden is designed for both relaxation and entertaining, with stunning open views of the surrounding mountains and landscape.



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Mountain views, Terrace,
Indoor swimming pool,
Heated swimming pool, Lift, Natural light,
Views, Transport nearby, Solar panels,
Panoramic view, Open kitchen, Heating,
Double glazing, Alarm, Air conditioning

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5	4	500m²	3,231m²
Bedrooms	Bathrooms	Floorplan	Plot size

This property is a rare gem, offering tranquil living with a sustainable edge, all set in a great location that balances rural charm with proximity to essential amenities and the Mediterranean coast.

Please contact us for further information.

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5 **4** **500m²** **3,231m²**
Bedrooms Bathrooms Floorplan Plot size



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