

€1,650,000 House / Villa - For sale - New listing

## Charming house for sale in the heart of the Baix Empordà: ideal as a private residence or a tourist accommodation project

Spain » Girona » Baix Empordà »

<b>7</b>	<b>8</b>	<b>501m<sup>2</sup></b>	<b>306m<sup>2</sup></b>
Bedrooms	Bathrooms	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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### OVERVIEW

## Charming house with private garden and pool for sale in the heart of Baix Empordà: ideal as a private residence or as a tourist accommodation project.

Lucas Fox presents this wonderful property located in one of the quietest and most authentic medieval villages in the Baix Empordà. This captivating stone house combines its original rustic character with a careful comprehensive renovation carried out in 2018, in which the essence of the property was respected by incorporating high-quality finishes and elegant aesthetic details.

With over 500 square meters of built area, the property is particularly notable for its main floor, featuring large, open spaces, high ceilings, and large openings that allow abundant natural light to enter throughout the day. The fluid layout of this floor makes it especially practical and comfortable, as several points provide direct access to the private garden, a bucolic and intimate space ideal for relaxing, entertaining, or enjoying time with the family. The exterior area features a swimming pool that blends seamlessly into the surroundings and manicured vegetation that reinforces the charm and privacy of the complex.

The house currently has six bedrooms with private bathroom, all decorated with style and coherence, as well as a separate apartment on the upper floor, with a living room with fireplace, open kitchen, bedroom and a private terrace with views of the village and the Empordà landscape.

Thanks to its current configuration, this property is ideal both as a private holiday or year-round residence, as well as for those wishing to link their home to a small tourist accommodation business, taking advantage of the independence of the different areas of the property.

Its location is strategic: just minutes from the best beaches on the Costa Brava—such as Pals, Sa Riera, and Aiguablava—and with direct access to the Gavarres Natural Park, a natural setting ideal for hiking, cycling, or simply relaxing. Girona city is a 20-minute car away, and the French border is less than an hour away, with excellent road connections.

A property with soul, spaciousness, privacy, and plenty of possibilities to enjoy it to your liking.



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Terrace, Swimming Pool, Garden,  
Period Building, Renovated,  
Near international schools, Heating,  
Equipped Kitchen, Double glazing, Alarm,  
Air conditioning

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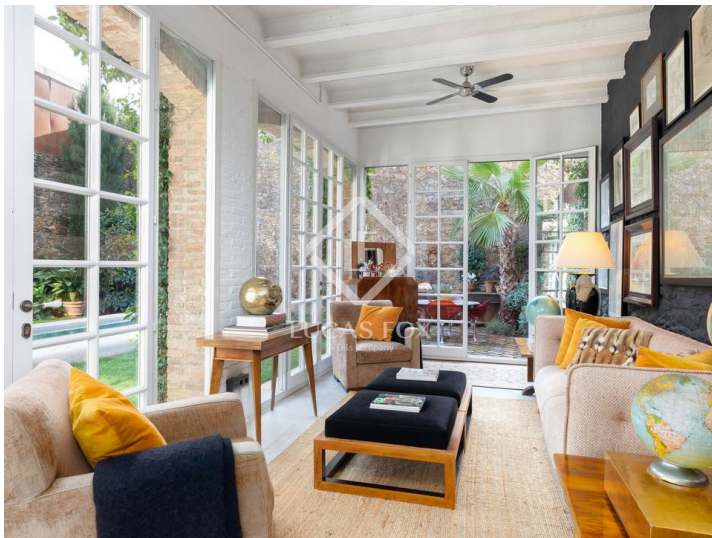
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