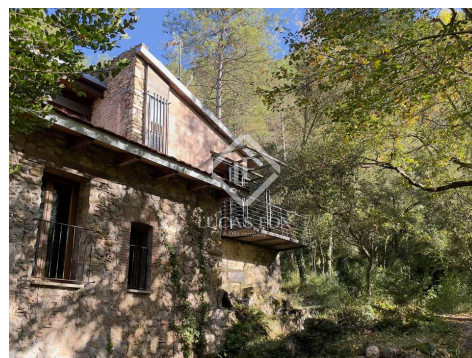
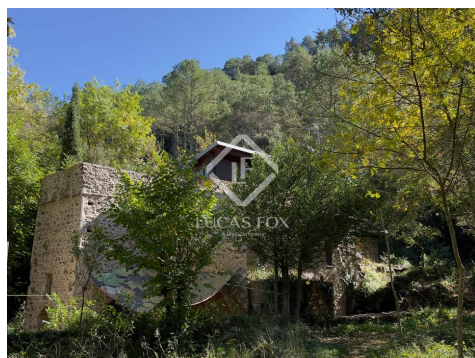
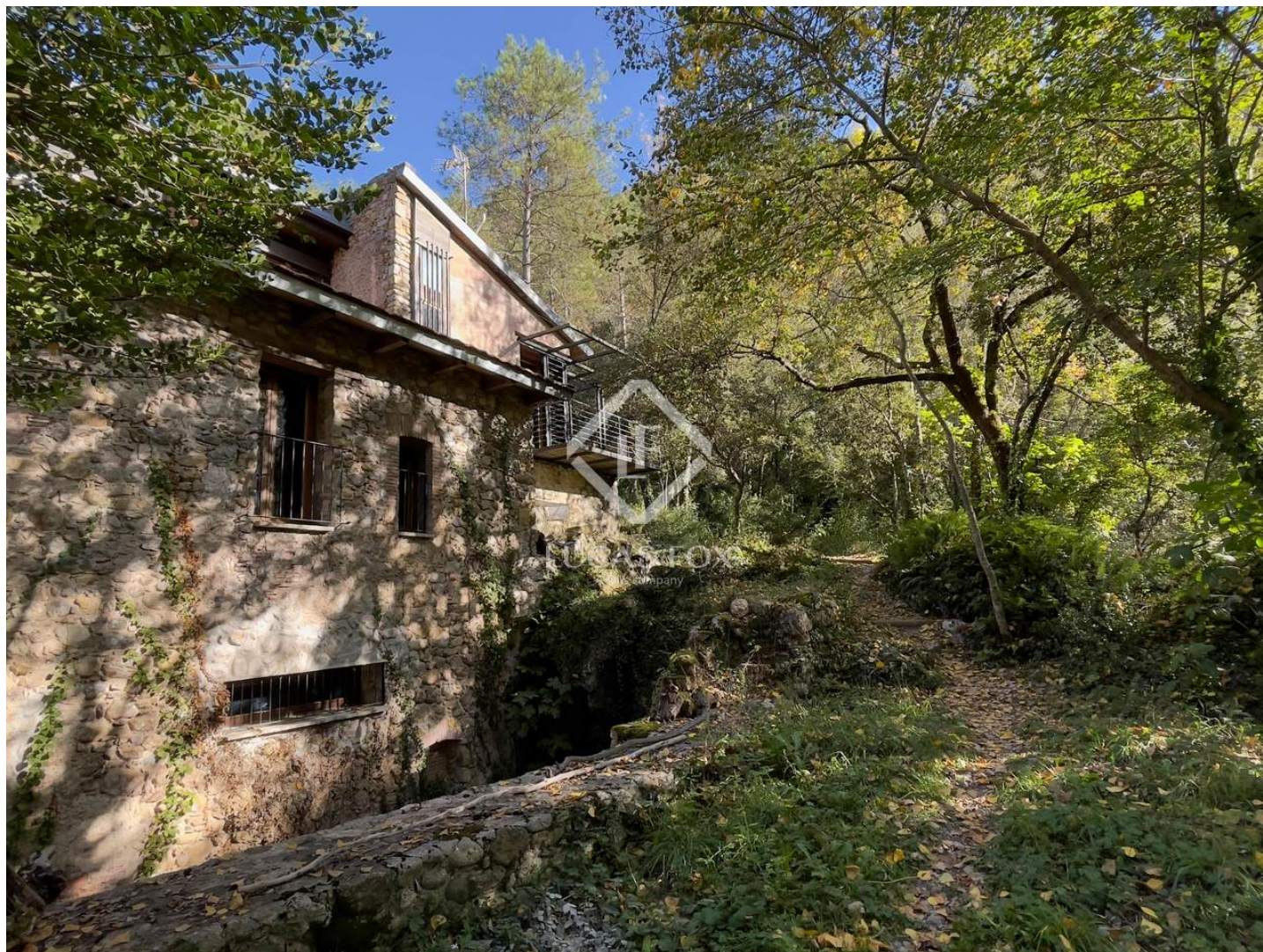


€1,450,000 Country house - For sale

Charming restored masia in a unique setting by the river.

Spain » Girona » Alt Empordà » 17732

4	4	309m ²	45,421m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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€1,450,000 Country house - For sale

Charming restored masia in a unique setting by the river.

Country house with great potential and ample land, located in a privileged natural setting on the banks of the Muga River.

Discover this unique property located in an exceptional natural setting by the river. This charming farmhouse, fully restored by a renowned architect, offers the opportunity to live in an idyllic landscape with a fascinating history. Formerly a forge over 200 years old, it retains its original character thanks to a meticulous renovation that has respected its structure and authentic elements.

Distributed in three levels, the top floor stands out for its brightness and warmth. It features an open-plan kitchen that seamlessly integrates with a spacious living room centered around a cozy fireplace. From here, there is access to a balcony with panoramic views and a private terrace. This floor also includes a bedroom with en-suite bathroom, ideal as the main living space.

The middle floor contains three additional bedrooms and two full bathrooms, offering comfortable accommodation for family and guests. The lower floor, with a separate entrance, includes a kitchen, a living room that can be converted into a bedroom, and multiple usage possibilities: guest accommodation, professional office, or even vacation rental.

Fully integrated into its surroundings, the farmhouse is committed to sustainability and energy self-sufficiency. It is equipped with solar panels for self-consumption, significantly reducing electricity costs and ecological footprint.

There is also the possibility of constructing an additional building on the lower level, allowing for expanded living space or the development of an independent area such as a workshop, artist's studio, or guest annex—subject to local urban planning regulations.

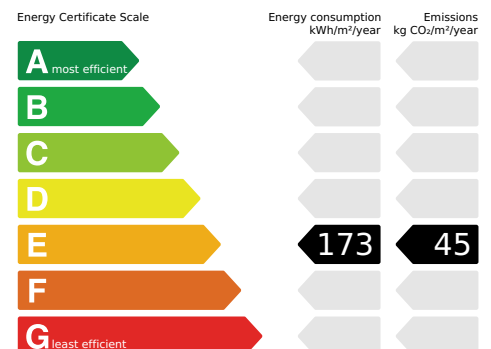
The garden includes a plantation of 600 American walnut trees and enjoys a generous and versatile expanse, with private and direct access to the Muga River.

Overall, this exceptional farmhouse offers a serene lifestyle surrounded by nature, without compromising on modern comforts. It is the ideal property for a family residence or a creative retreat in the heart of the Catalan countryside.



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Mountain views, Terrace, Garden, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Well, Views, Utility room, Storage room, Solar panels, Panoramic view, Open kitchen, Interior, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area, Barbecue, Balcony



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