

€1,520,000 Country house - For sale

## Charming Rustic Country House with Panoramic Views in Alt Empordà

Spain » Girona » Alt Empordà » 17745

8	6	752m <sup>2</sup>	45,575m <sup>2</sup>
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 · Santa Clara 37, Girona, Spain

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### Charming rustic country house with guest house that offers complete tranquility and panoramic views in Alt Empordà

Nestled on the peaceful outskirts of the Pyrenees, this exceptional country estate offers a rare blend of space, privacy, and natural beauty. Set on a plot of approximately 45,000 m<sup>2</sup>, the property boasts over 700 m<sup>2</sup> of built area and offers breathtaking 360-degree views of the Pyrenees and the Bay of Roses.

Originally renovated in the early 2000s, the home combines rustic charm with modern comforts. Natural light floods every room through large windows, creating a bright and inviting atmosphere throughout.

At the main house, as you enter through the grand hall, you're welcomed into a spacious layout that flows effortlessly between the kitchen, dining room, and living area. Each space is designed to embrace the surrounding landscape, with wide windows offering stunning views and plenty of natural light. A dedicated home office on the ground floor provides an ideal workspace for remote professionals seeking peace and inspiration.

Upstairs, the master suite is a true retreat, complete with a walk-in closet, a large en-suite bathroom, and panoramic views stretching from the Pyrenees to the coast. The opposite wing houses two additional double bedrooms and a shared bathroom, as well as access to a large terrace—perfect for entertaining or enjoying tranquil evenings outdoors. On this floor we also have a separate area, which originally was used for staff, that offers two bedrooms and a bathroom. This is ideal if you have an au pair or staff.

A second upper floor currently serves as a spacious storage area but holds great potential for conversion into additional bedrooms or living space, should more accommodation be desired.

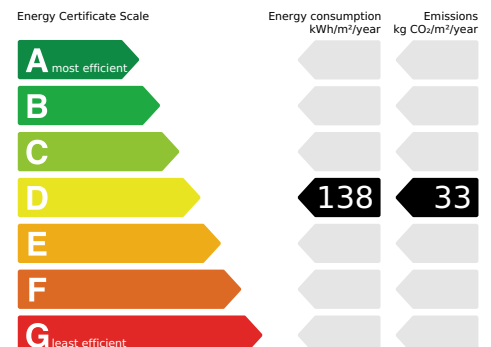
Attached to the main residence is a charming guest annex featuring two en-suite bedrooms, a cozy living room with a fully-equipped kitchen, and a private outdoor patio. It is ideal for hosting visitors or offering independent space for extended family.

The expansive grounds are a haven of peace and privacy, surrounded by nature and uninterrupted views. The landscaped garden area invites relaxation and outdoor living, while the vast land offers countless possibilities—from gardening to creating recreational spaces.



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Mountain views, Terrace,  
Swimming Pool, Private garage,  
Period Building, Natural light, Parking,  
Well, Solar panels, Open kitchen,  
Heating, Fireplace, Double glazing,  
Built-in wardrobes, Alarm,  
Air conditioning



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Situated just minutes from the village of Lladó, the property enjoys proximity to local shops, restaurants, and services. At the same time, larger towns such as Figueres and Banyoles are easily accessible, offering international schools, transport links, and cultural attractions. Girona and the Costa Brava are within a comfortable drive.

Whether you are seeking a serene primary residence or a luxurious second home, this property provides an idyllic setting for countryside living with the convenience of nearby amenities.



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