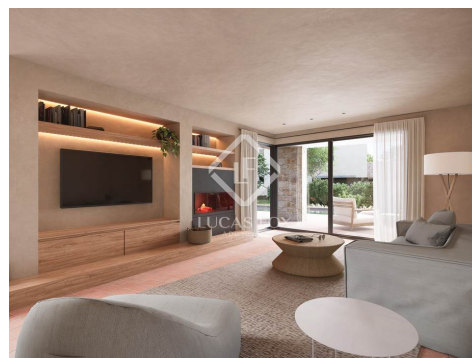


€1,100,000 House / Villa - For sale

New build 5 Bedroom house / villa for sale in Alt Empordà, Girona

Spain » Girona » Alt Empordà » 17465

5	4	274m ²	858m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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Single-family home with a swimming pool in one of the most sought-after natural spots of the Alt Empordà.

Lucas Fox presents this new build property in the idyllic village of Llampaias, in the Alt Empordà region. Currently under construction, this is a unique opportunity for those seeking rural living without sacrificing comfort and modern finishes.

With two floors, the property offers a spacious and functional layout . The ground floor houses the day area, consisting of a welcoming lobby, a living room, an open kitchen, a dining room, a utility room , and a full bathroom . This open-plan and bright space is designed for comfort and tranquility, with direct access to the garden, terrace, and pool, which create an ideal exterior area for relaxation and leisure.

The upper floor houses five bedrooms and three bathrooms. The master *suite* stands out for its large windows overlooking the pool, a private bathroom , and its own dressing room. A second *suite* is located at the other end of the floor .

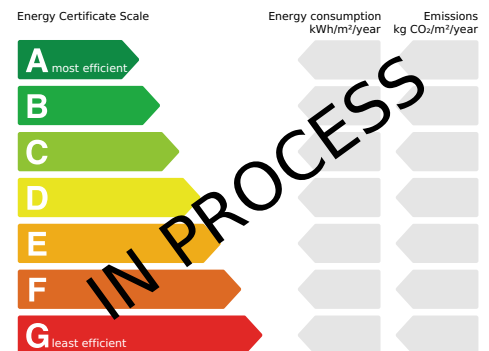
The interiors combine parquet flooring with exposed concrete surfaces, a blend that embodies a modern yet rustic aesthetic. The property was designed with sensitivity to its surroundings, respecting the traditional essence of the place and opting for modern, sustainable, and energy-efficient solutions.

Note: The sale price does not include taxes or associated fees. In Catalonia, for new build homes (first-time sale), a 10% VAT and a 1.5% stamp duty apply, in addition to notary and registry fees, which vary depending on the final price of the transaction.



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Terrace, Swimming Pool, Garden,
Private garage, Wooden flooring,
Natural light, Underfloor heating,
Parking, Walk-in wardrobe,
Transport nearby, Open kitchen,
New build, Interior, Heating, Exterior,
Equipped Kitchen, Domotic system,
Air conditioning



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