

€2,565,000 Country house - For sale

Excellent 10 Bedroom country house for sale in Alt Empordà, Girona

Spain » Girona » Alt Empordà » 17720

10	9	1,270m ²	1,469,000m ²
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

€2,565,000 Country house - For sale

Excellent 10 Bedroom country house for sale in Alt Empordà, Girona

10-bedroom countryside house in the Spanish Pyrenees with 147 hectares of private land including the ruins of a castle on the French border

Lucas Fox presents this exceptional luxury country house in one of the most authentic and undiscovered natural corners of the province. The property combines the authentic character of traditional Catalan architecture with the comforts and amenities of a top-tier contemporary residence.

The complex comprises approximately 980 m² of built area and consists of the main residence and a separate caretaker's property, both south-facing and constructed with top-quality materials and finishes. The land, covered with extensive cork oak groves and abundant native vegetation, creates a natural environment of great beauty and exclusivity.

The property has a total of 10 bedrooms and 9 bathrooms. The main property has 7 bedrooms, while the caretaker's house has an additional 3 bedrooms.

The main residence is layout out over three levels. The ground floor houses the main living areas: a welcoming living room, kitchen, a spacious dining room and lounge area, a bar area, an exterior barbecue area, a practical garage with space for six vehicles, and a utility room shared with the guest property.

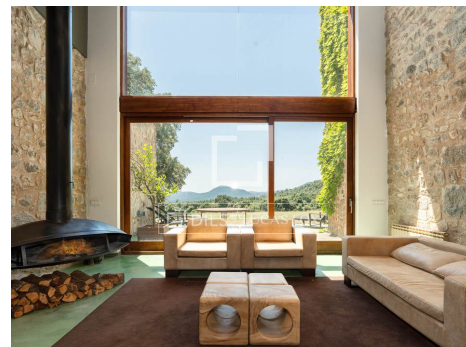
On the first floor, a bright hall provides access to four elegant bedrooms with en-suite bathroom, as well as a pleasant exterior terrace overlooking the natural surroundings.

The upper floor is reserved entirely for the master suite, conceived as a private and independent space that includes a bedroom, full bathroom, dressing room and a comfortable living room or television room intended for rest and privacy.

The refurbishment, completed in 2012 by the current owners, was carried out with exceptional attention to detail, respecting the essence and architectural elements of the traditional country house while incorporating state-of-the-art construction and technological solutions. Among these, an advanced photovoltaic installation stands out, equipped with solar panels and battery storage systems, providing a high degree of energy self-sufficiency.

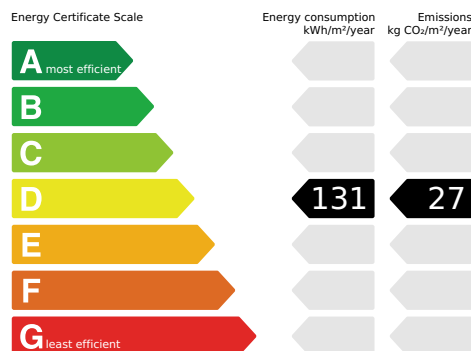
In addition to its current characteristics, La Finca offers significant development potential, allowing for future expansions or new transformations that will further increase its value and possibilities for use.

A unique property for those seeking exclusivity, nature, tranquility and an authentic luxury rural living experience in one of the most authentic and least known areas of the Empordà.



lucasfox.com/go/gir62752

Sea views, Mountain views, Garden, Private garage, Lift, Period features, Period Building, Natural light, High ceilings, Parking, Well, Walk-in wardrobe, Views, Storage room, Solar panels, Renovated, Panoramic view, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Barbecue, Balcony



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

€2,565,000 Country house - For sale

Excellent 10 Bedroom country house for sale in Alt Empordà, Girona



The property is located in the Alt Empordà region. It has a constructed area of 1,270 m² and a usable area of 778 m². The property is in good condition. The total sale price is €2,565,000. The stated price does not include taxes or expenses related to the sale, which, according to current legislation, are the responsibility of the buyer. In this case, the Property Transfer Tax (ITP) will apply (or, in the case of new build, VAT and Stamp Duty - AJD). Notary and registration fees are also not included. The property has a valid Energy Performance Certificate (EPC). It also has a certificate of occupancy, number CHG005211240**, which will be provided to interested parties upon request. The registration numbers AICAT 13225 and API 4089 are shown in compliance with current regulations.

Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary. The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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