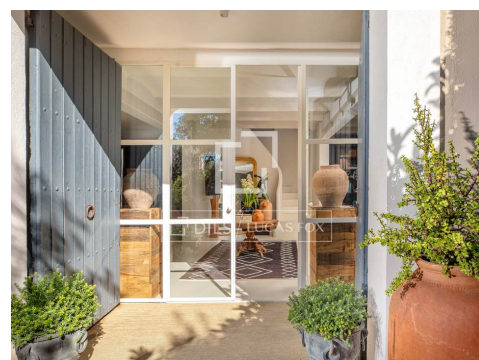
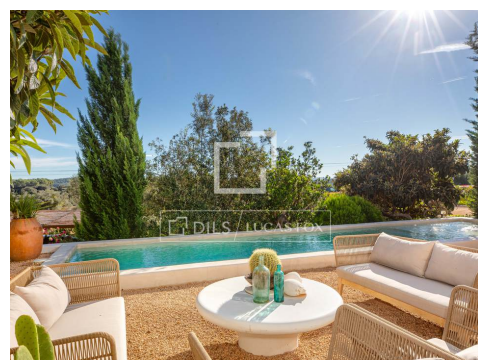
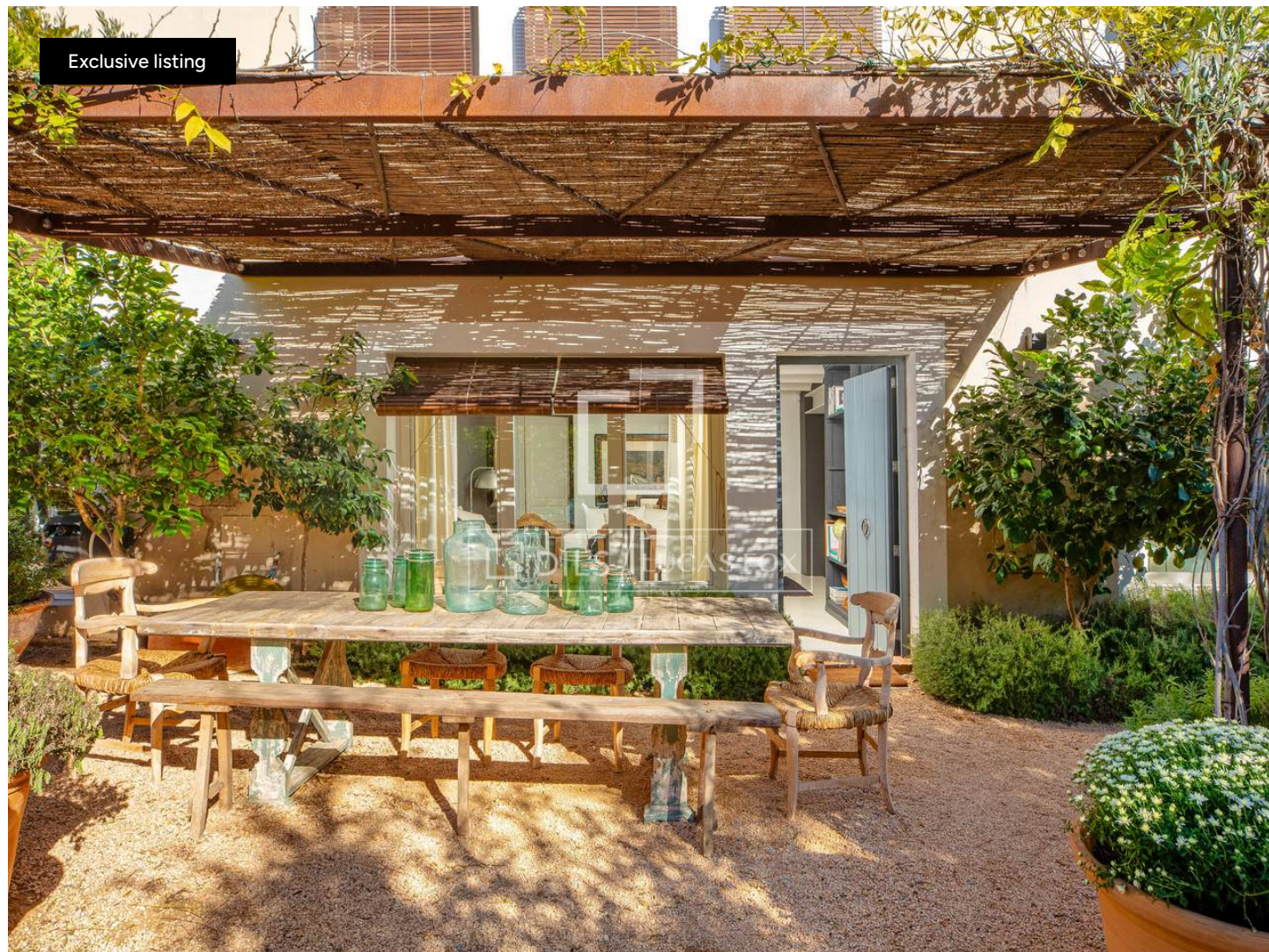


€1,850,000 Country house - For sale - Exclusive listing

Contemporary designer farmhouse with swimming pool, Mediterranean garden and independent studio for sale in the heart of the Empordà

Spain » Girona » Baix Empordà » 17111

3	4	376m ²	4,718m 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

€1,850,000 Country house - For sale - Exclusive listing

Contemporary designer farmhouse with swimming pool, Mediterranean garden and independent studio for sale in the heart of the Empordà

Exclusive contemporary designer farmhouse with Mediterranean garden, saltwater swimming pool and independent studio for sale in one of the best areas of the Baix Empordà, just a few minutes from some of the most beautiful beaches on the Costa Brava.

Located in one of the most sought-after areas of the Empordà, next to a picturesque medieval village, this contemporary farmhouse combines traditional Empordà architecture with a refined, characterful and contemporary design. Its current owners, both connected to the world of design, renovated the property with exceptional taste, creating a warm, elegant and highly personal home.

Its privileged location, on the edge of the historic centre, offers an excellent combination of privacy, open views over the rural landscape and quick access to some of the most highly regarded beaches and coves of the Costa Brava. The property is also close to several of the area's most renowned medieval villages, further enhancing its appeal both as a main residence and as a second home.

The house was fully renovated in 2022 using noble materials, natural textures and contemporary lines. It offers 376 m² of built area on a carefully landscaped 4,718 m² plot, designed in a Mediterranean style, where olive trees, lavender, cypress trees and native vegetation frame the different outdoor areas.

The main house is distributed over two floors. On the ground floor, we find a bright living room with direct access to the garden, a dining area with carefully curated artistic décor and an open-plan designer kitchen fitted with high-end appliances.

The upper floor accommodates the main bedrooms, spacious and filled with natural light, with pleasant views over the surrounding countryside.

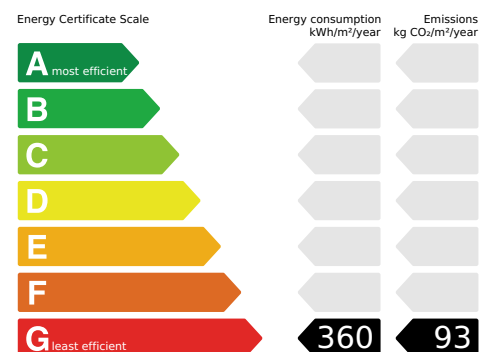
One of the property's most distinctive spaces is the former hay barn, now converted into an independent work studio, although still connected to the main house. This versatile space offers multiple possibilities: it can be kept as a creative studio, converted into a third bedroom or adapted as a guest apartment.

The garden features relaxation areas, sunny terraces and a saltwater swimming pool surrounded by vegetation, ideal for enjoying the mild Empordà climate throughout the year.



lucasfox.com/go/gir64119

Mountain views, Terrace, Swimming Pool, Garden, Private garage, Period Building, Natural light, High ceilings, Underfloor heating, Parking, Views, Utility room, Transport nearby, Storage room, Renovated, Pet-friendly, Panoramic view, Open kitchen, New build, Near international schools, Interior, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning



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

€1,850,000 Country house - For sale - Exclusive listing

Contemporary designer farmhouse with swimming pool, Mediterranean garden and independent studio for sale in the heart of the Empordà

The estate has two independent access points: a vehicle entrance from the main road, ideal for convenient car access and parking within the property, and a rear pedestrian entrance that connects directly with the historic village centre.

Additional features include underfloor heating, an aérothermal heating and cooling system, automatic irrigation, a covered garage and an outdoor porch, perfect for al fresco dining.

The stated price does not include taxes or costs associated with the purchase, which, in accordance with current legislation, are payable by the buyer. In this case, Property Transfer Tax — ITP — will apply. Notary and land registry fees are also not included. The property has an energy efficiency certificate available. Regarding the occupancy certificate, this is also available and can be provided upon request to interested parties.

A truly unique property, ideal for those seeking authenticity, comfort, design and natural beauty in one of the most exclusive and well-connected areas of the Empordà.

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

€1,850,000 Country house - For sale - Exclusive listing

Contemporary designer farmhouse with swimming pool, Mediterranean garden and independent studio for sale in the heart of the Empordà



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