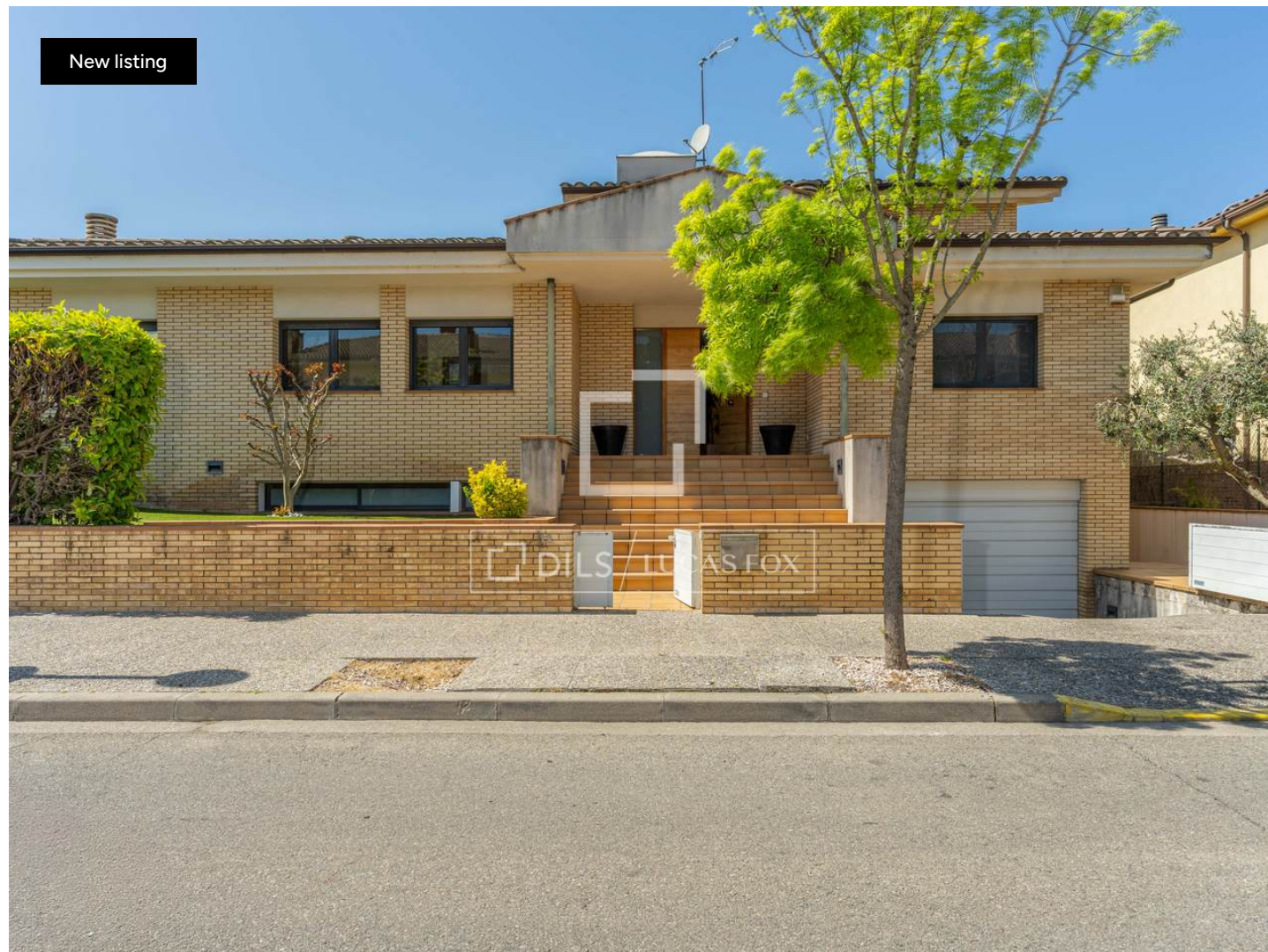


€890,000 House / Villa - For sale - New listing

## Charming family home with a large garden and independent studio in a well-connected village at just 5 minutes from Girona city centre.

Spain » Girona » Girona City » Girona City Center » 17840

5 Bedrooms    4 Bathrooms    416m<sup>2</sup> Floorplan    713m<sup>2</sup> Plot size



Contact us today for more information or to arrange a viewing

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### Charming family home with large garden and independent studio in a well-connected village at just 5 minutes from Girona city centre.

Located in the heart of Sarrià de Ter, just minutes from Girona, this spacious and versatile home sits on a generous plot of over 700 m<sup>2</sup>, offering comfort, privacy, and endless potential for family living.

The property is distributed over three levels, with the main living area set on the ground floor. A large entrance hall welcomes us and naturally separates the day and night areas. On one side, we find a bright and inviting living space, including a large living room and a cosy sitting area that flows seamlessly out to the garden. The open kitchen with dining area also enjoys direct access to the outdoor space, creating the perfect setting for everyday living and entertaining.

On the same floor, the sleeping area includes Four double bedrooms, a full bathroom, and a guest toilet. The main bedroom offers added privacy with its own large en-suite bathroom.

Upstairs, a fantastic 60 m<sup>2</sup> open-plan space provides incredible flexibility. Whether used as a home office, studio, playroom, or additional living area, it can easily be adapted to suit your needs, even converted into two extra bedrooms if required.

The lower level adds even more value to the property, featuring a large garage with space for three cars, along with a games room, storage areas, pantry, and a charming wine cellar. This floor also includes a full bathroom and access to a self-contained studio complete with its own kitchen, living and dining area. With access to a private patio, this space is ideal for guests, or extended family.

Thanks to its south-facing orientation and large windows, the home enjoys abundant natural light throughout the day, creating a warm and welcoming atmosphere.

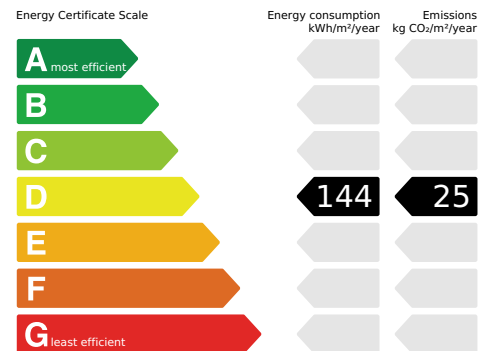
Sarrià de Ter is a highly sought-after village offering all essential amenities, including supermarkets, schools, medical services, and local shops, all while being just a 5-minute drive from the vibrant city centre of Girona. This is a fantastic opportunity to enjoy space, convenience, and lifestyle in one of the area's most desirable locations.

Please contact us to arrange a viewing.



[lucasfox.com/go/gir67889](https://lucasfox.com/go/gir67889)

Swimming Pool, Garden, Natural light, Heating, Fireplace, Equipped Kitchen, Double glazing, Alarm, Air conditioning



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