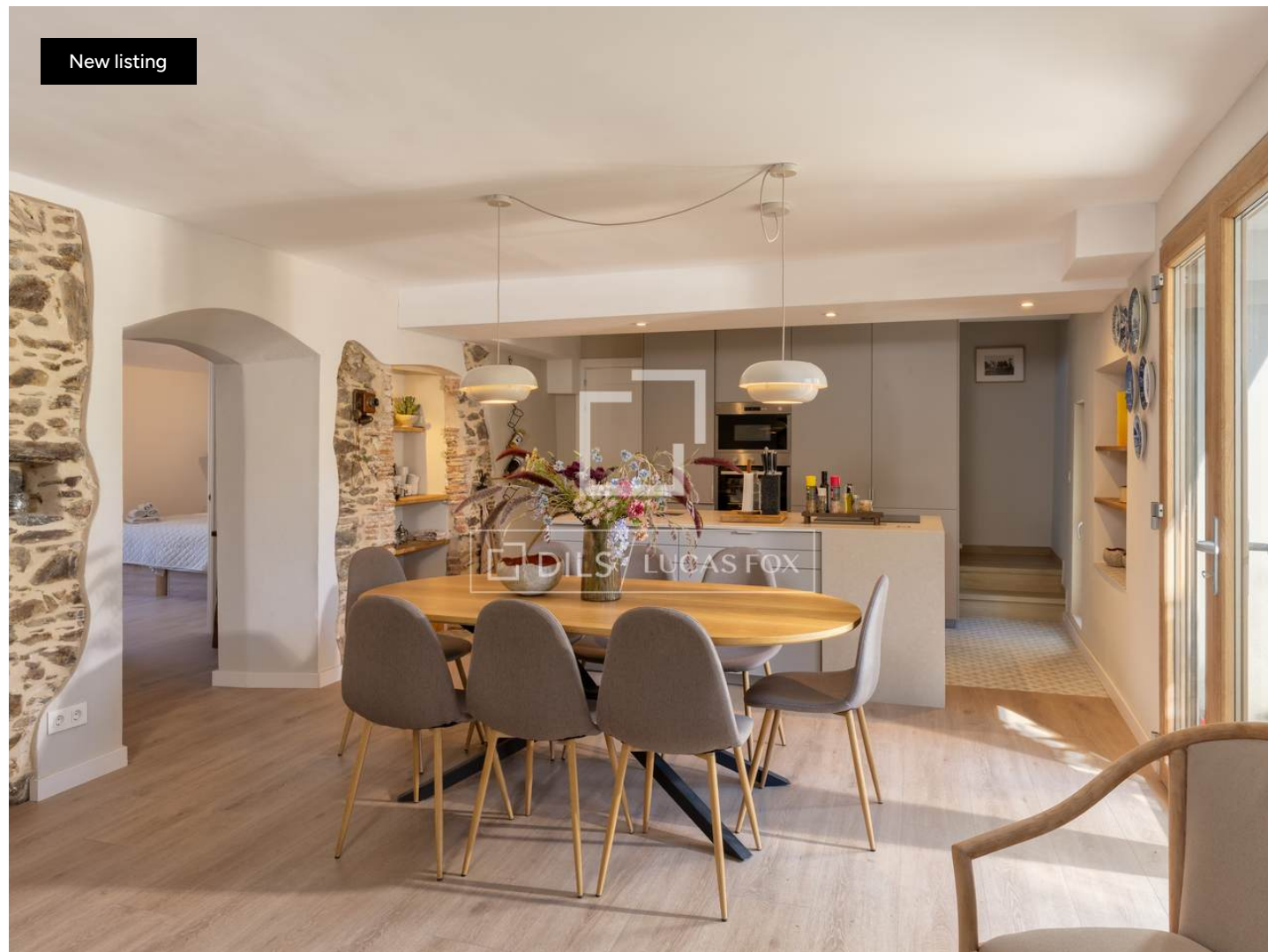


€475,000 Country house - For sale - New listing

## Charming renovated townhouse located in the well known vineyard district in Alt Emporda with a garden and tourist licence.

Spain » Girona » Alt Empordà » 17753

4 Bedrooms    4 Bathrooms    268m<sup>2</sup> Floorplan    100m<sup>2</sup> Garden



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

€475,000 Country house - For sale - New listing

## Charming renovated townhouse located in the well known vineyard district in Alt Emporda with a garden and tourist licence.

Charming renovated townhouse located in the well known vineyard district in Alt Emporda with a garden and tourist licence, ready to move in and enjoy.

Tucked away in the charming village of Espolla, right in the heart of a sought-after vineyard region, this beautifully renovated home perfectly blends traditional character with modern comfort. Currently running as a rental property, it's a fantastic opportunity whether looking for a lifestyle change, an investment, or both.

The property is spread over three floors and welcomes us with a spacious entrance on the ground level. Here we find a cosy rustic wine cellar, full of charm and perfect for wine lovers, as well as a versatile space that is ready to be finished and adapted to your needs.

Up on the first floor is where the home really comes to life. There are two bright double bedrooms, each with their own en-suite bathrooms, offering comfort and privacy. The large open-plan kitchen flows effortlessly into the living and dining area, creating a warm and sociable space. From here, we step out into a generous 100 m<sup>2</sup> garden, ideal for relaxing, entertaining, or enjoying long outdoor meals. The kitchen also includes a handy pantry area.

The top floor features two more spacious double bedrooms, a shared bathroom, and a fantastic terrace. This is the perfect spot to unwind, take in the peaceful surroundings, and enjoy views over the village and the nearby mountains.

This is a home full of character, ready to move into and enjoy from day one, with the added benefit of already being a proven rental property.

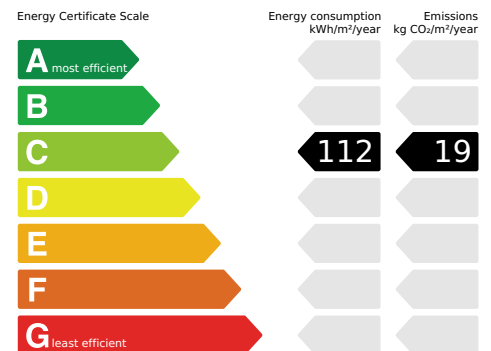
The renovation was completed in 2025, making everything fresh, modern, and ready to go. It is an excellent option for anyone looking for a second home with rental potential, or for a family wanting to settle down and enjoy life in this beautiful and tranquil area.

Please contact us for further information.



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Terrace, Natural light, Tourist License, Renovated, Open kitchen, Heating, Equipped Kitchen, Double glazing, Domotic system, Alarm, Air conditioning



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