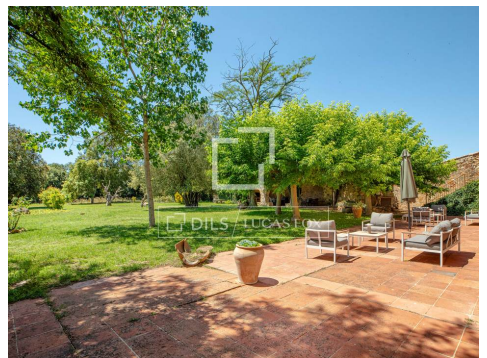
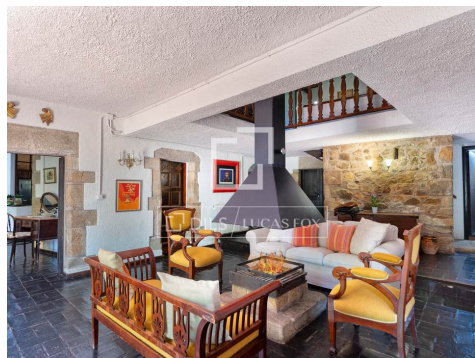


€1,325,000 Country house - For sale - New listing

7 Bedroom country house for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17240

7	5	627m ²	12,895m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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7 Bedroom country house for sale in Baix Empordà, Girona

Exclusive Catalan country house with tourist license located in a unique natural setting in Llagostera. The property combines the charm of traditional architecture with spacious interior and exterior areas designed for year-round enjoyment.

Located in the privileged natural setting of Llagostera, this property offers tranquility, privacy, and historical charm that blend seamlessly. Carefully preserved, it retains the essence of traditional Catalan architecture, featuring original character elements such as stone walls, wooden beams, and the old bread oven in the kitchen.

The property is spread over two comfortable floors and offers spacious interiors designed for both family-friendly life and relaxation. On the ground floor, there is a welcoming kitchen with the original oven, an elegant dining room, and a spectacular main living room with an impressive central fireplace that becomes the heart of the home. This floor also includes a second living room, a double bedroom with an en-suite bathroom, a guest toilet, and a utility room.

The first floor houses the night area, comprising two spacious suites, three double bedrooms, and a single bedroom that share a full bathroom. It also features a utility room and a pleasant terrace with open views of the natural landscape.

The exterior is undoubtedly one of the property's greatest attractions. La Finca boasts a magnificent, completely private garden, designed to fully embrace the Mediterranean lifestyle. A charming porch, barbecue area, and swimming pool create an intimate and welcoming atmosphere, ideal for sharing moments with family and friends throughout the year.

The property has a valid tourist license, making it an excellent opportunity both as a private residence or second home, and as an investment with great potential for profitability in one of the most sought-after areas of the inland Costa Brava.

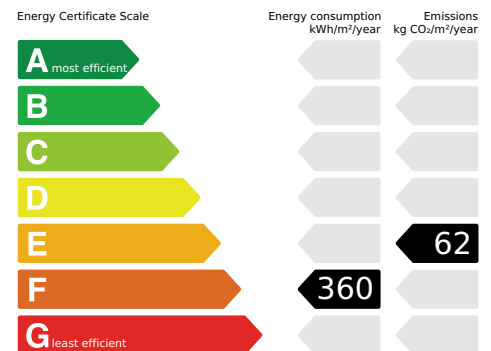
Thanks to its excellent location, just minutes from the centre of Llagostera and perfectly connected to Girona, the airport and the best beaches of the Costa Brava, this building represents a unique opportunity for those seeking authenticity, privacy and quality of life.

A country house with soul, history and all the comforts to enjoy the authentic Mediterranean lifestyle.



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Swimming Pool, Garden, Natural light, Tourist License, Storage room, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area, Alarm, Air conditioning



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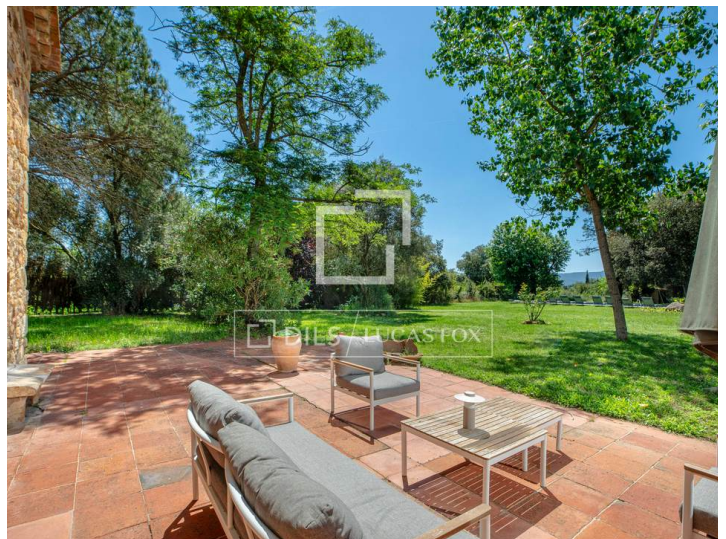
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The published price does not include applicable taxes for purchases in Catalonia, such as Property Transfer Tax for resale properties or VAT and Stamp Duty for new build, nor does it include closing costs, notary fees, registration fees, and administrative fees. Notary and registration fees are also not included. The property has an available energy efficiency certificate. The certificate of occupancy is also available, with number [number omitted].

CHG0000022****, which we will make available upon request of the interested party. AICAT registration number 13225 and API 4089 are visible in accordance with applicable legislation.



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