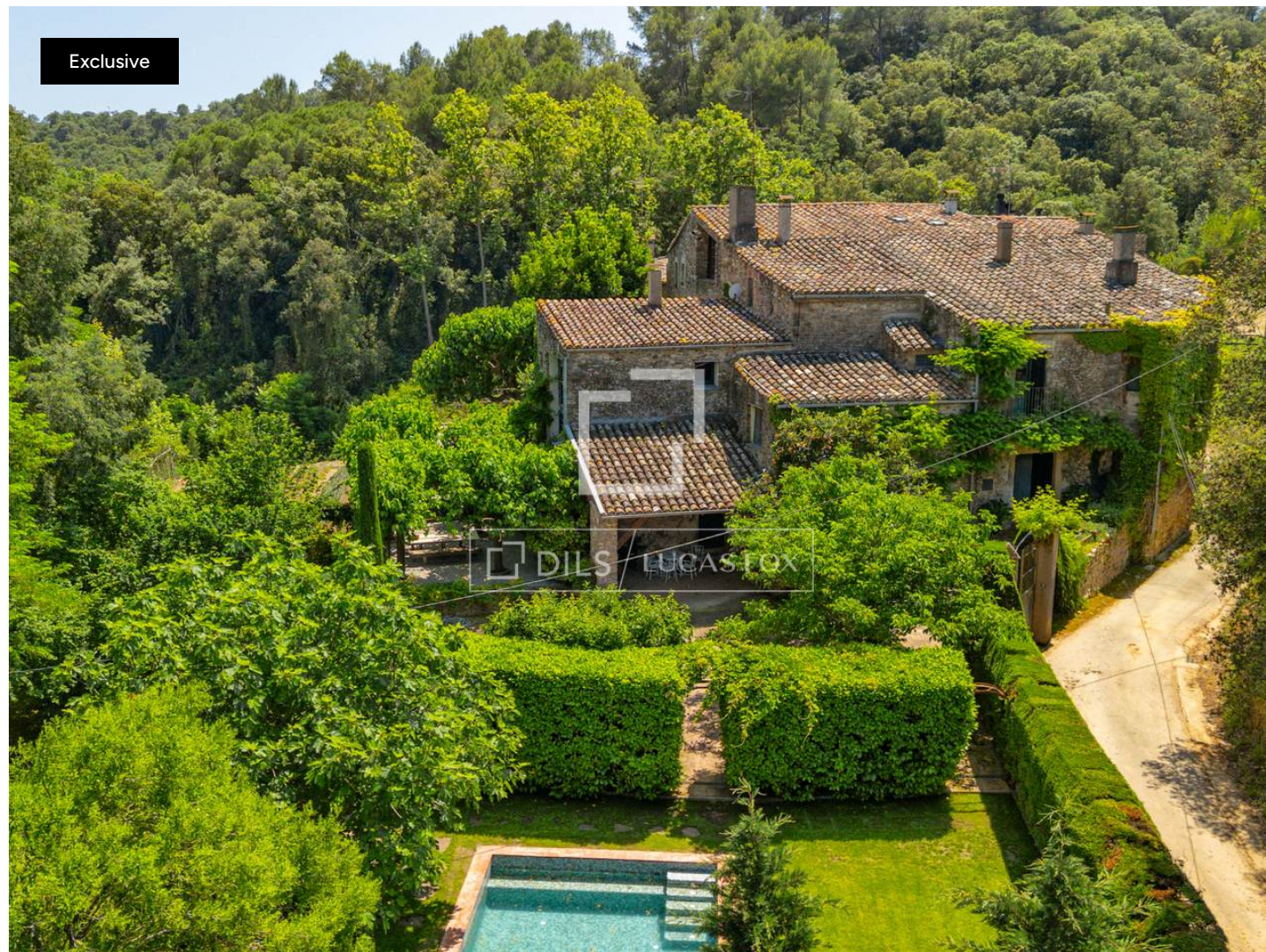


€990,000 Country house - For sale - Exclusive

5 Bedroom country house for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17462

5	3	480m ²	6,792m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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One of three independent houses resulting from the division of a centuries-old country house , with maximum privacy, garden, swimming pool, private forest and almost 7,000 m² of plot, in the protected natural environment of Les Gavarres, near Madremanya, Baix Empordà

Lucas Fox exclusively presents this stone house with character, privacy and a strong connection with nature, located in a small rural village at the foot of the protected Natural Park of Les Gavarres, a few kilometers from Madremanya and with good access by paved road.

The property is part of a centuries-old country house that has been divided into three completely independent houses. This division preserves the architectural and heritage essence of the original complex, while offering the added value of a private property with its own exterior space, garden, swimming pool, and a magnificent wooded area. It is an ideal property for those seeking the authenticity of an Empordà country house , but on a more comfortable and manageable scale.

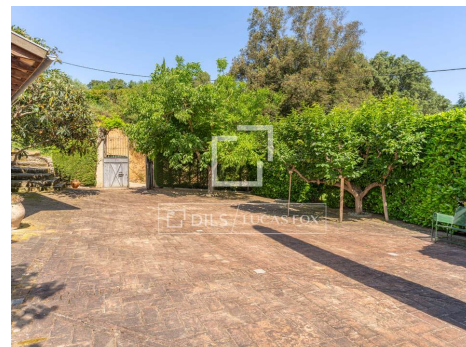
The house has approximately 480 m² of living space on a private plot of almost 7,000 m². The exterior is one of its greatest assets: a pleasant garden, swimming pool, areas of natural shade, and mature trees that provide coolness, privacy, and beauty year-round. The overall effect is a sense of natural refuge, without feeling isolated or sacrificing good connectivity.

The ground floor retains the charm of the old country house and offers multiple layout possibilities. Upon entering the property , we find a spacious entrance hall, a large living room located in the former stables—now converted into multipurpose spaces with great potential—, a guest bathroom, the utility room, and a room ideal for creating a large kitchen with direct access to the garden.

The first floor houses the main area of the property, with three double bedrooms, one of them en suite, a full bathroom , the old kitchen of the country house and a spacious dining room full of personality, where the original elements evoke the history of the property and give character to the spaces.

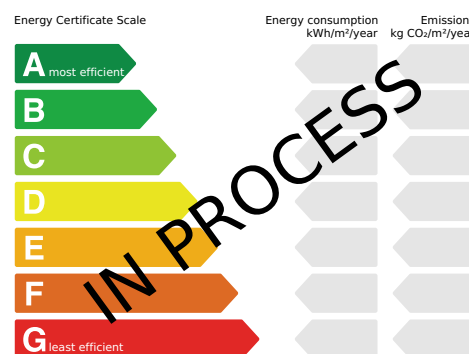
The second floor offers a large open-plan space with great potential, ideal for creating two additional bedrooms, a living room, study, studio, play area or any other use according to the needs of the future owners.

This property has extraordinary potential for renovation, especially attractive to those looking for an authentic stone house with ample indoor and outdoor space, real privacy and a high-quality natural environment.



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Terrace, Swimming Pool, Garden,
Natural light, Heating, Fireplace,
Exterior



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Madremanya is one of the most beloved medieval villages in the Baix Empordà region, surrounded by nature and well-connected to Girona, the international airport, and the best beaches of the Costa Brava. It's an ideal location to enjoy tranquility, beautiful scenery, and authenticity without sacrificing amenities, connections, and local life.

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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, or administrative fees. Notary and registration fees are also not included. The property has an available energy efficiency certificate. The certificate of occupancy, number CHG*****, is available upon request. Registration numbers AICAT 13225 and API 4089 are visible in accordance with applicable legislation.

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