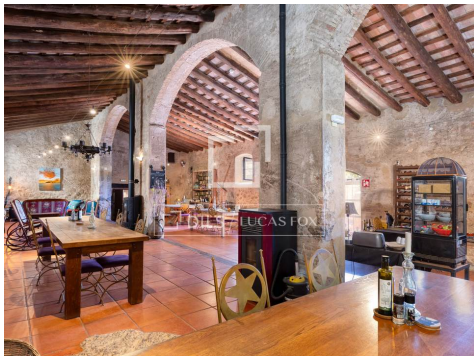


€1,990,000 Country house - For sale - New listing

## 9 Bedroom country house for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17257

9	9	1,385m <sup>2</sup>	12,961m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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## 9 Bedroom country house for sale in Baix Empordà, Girona

**Charming 16th-century rural country house , currently operating as a B&B/rural hotel, located in a small town in the Baix Empordà region surrounded by nature and only about 6 km from the sea**

Authentic 16th-century country house located in a small rural town in the Baix Empordà region, in a particularly attractive location due to its balance between tranquility, nature and proximity to the main amenities, beaches and attractions of the Costa Brava.

The property is located in an environment that allows you to enjoy the relaxed pace of the Empordà, hiking and cycling routes, protected natural areas, medieval villages, local gastronomy and some of the most special beaches in the area, all without sacrificing a good connection with the amenities and points of interest in the surrounding area.

The property has been restored respecting the original character of the traditional architecture, preserving its stone walls, the strength of its volumes, and the unique personality of a historic country house . The result is a property with authenticity, presence, and a warm atmosphere, designed for those seeking more than just a house: a project with identity.

It currently operates as a rural bed and breakfast, with an established business and a particularly attractive layout for continued growth. The main part of the country house houses the guest rooms, communal areas , and support spaces, while the loft provides a more independent and flexible unit within the complex.

The property also features a restored old barn, configured as a separate property or annex , adding an interesting layer of versatility. This space allows for various scenarios: additional accommodation, a private property , staff quarters, a management area, long-term rentals, or a more exclusive use for the owners.

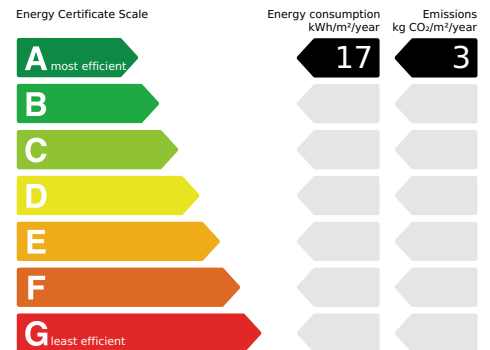
In addition, there are private areas , ample garage, workshop, and storage space, as well as outbuildings with potential for adaptation. This combination makes the property a particularly strong opportunity for buyers seeking a property with an existing business, but also room to evolve the concept into a boutique hotel, a high-value rural retreat, a wellness retreat, a family getaway, or a hybrid private residence and business.

The exterior enhances La Finca's appeal, with a garden, swimming pool, terraces, relaxation areas , and spaces designed for enjoying outdoor living. The property offers privacy, tranquility, and a seamless connection between indoors and exterior—one of the most sought-after features for today's buyers in the Empordà rural market.



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Mountain views, Terrace, Garden, Period features, Period Building, Natural light, Parking, Utility room, Tourist License, Storage room, Renovated, Pet-friendly, Fireplace, Exterior, Chill out area, Barbecue, Air conditioning



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Due to its location, scale, history and configuration, this country house represents a rare opportunity: a building with character, a functioning business, several independent or semi-independent areas and a clear potential for growth or repositioning in one of the most sought-after areas of Baix Empordà.

A property with soul, prepared to continue generating value from day one and with the necessary flexibility to adapt to different life, investment and hospitality projects.

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The property is located in Baix Empordà. It offers 1,385 m<sup>2</sup> of constructed area and 629 m<sup>2</sup> of usable area. The property is presented in excellent condition. The indicated price does not include taxes or expenses associated with the sale, which, in accordance with current legislation, are the responsibility of the buyer. In this case, the Property Transfer Tax (ITP) will apply, except in the case of new build, in which case VAT and Stamp Duty (AJD) would apply. Notary and Land Registry fees are also not included. The property has an Energy Performance Certificate. Regarding the Certificate Of Occupancy, we have it with reference number CHGCHG010253\*\*\*\*, and it will be provided upon request to interested parties. AICAT registration number: 13225 and API registration number: 4089, shown in accordance with applicable legislation.

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