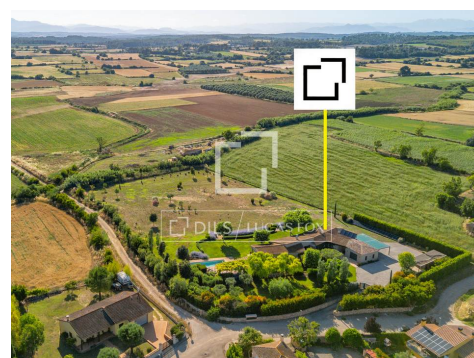


€1,670,000 House / Villa - For sale

Excellent 4 Bedroom house / villa with 3,600m² garden for sale in Baix Empordà

Spain » Girona » Baix Empordà » 17134

4	4	372m ²	11,100m ²	3,600m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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Elegant contemporary single- floor villa located on the edge of the village, with 1.1 hectares of land and spectacular open views of the countryside for sale in Baix Empordà, Girona

This elegant, contemporary, single- floor villa is located at the edge of a small village in Baix Empordà, in an open and quiet position that allows you to enjoy privacy, natural light and expansive views of the agricultural landscape.

The property has been designed to offer a comfortable, practical lifestyle that is closely connected to the exterior. Its spacious and bright interiors open naturally to the garden, pool, and porch areas , creating a seamless relationship between the house and its surroundings.

The property stands out for its single- floor layout , a particularly valuable feature in this type of property, as well as for its contemporary, functional, and serene character. Unlike many traditional country houses, it offers a sense of spaciousness, light, and modern comfort, without losing its connection to the landscape and the tranquility of the Empordà region.

La Finca comprises approximately 1.1 hectares of land, combining a meticulously landscaped garden with an agricultural area featuring olive groves. This arrangement provides privacy, visual beauty, and a pleasant sense of Mediterranean living, with the countryside as the central focus.

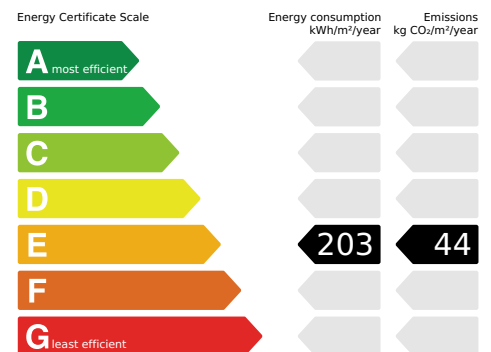
Its location allows you to enjoy a natural environment without being isolated, with good road connections to the main towns of Baix Empordà, the beaches of the Costa Brava, the marinas of L'Escala and L'Estartit, and the city of Girona.

An ideal property for those seeking light, open views, single floor comfort and an authentic connection with the Baix Empordà landscape.



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Mountain views, Terrace, Swimming Pool, Garden, Natural light, Underfloor heating, Parking, Wheelchair access, Well, Views, Utility room, Transport nearby, Storage room, Solar panels, Panoramic view, Open kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Alarm, Air conditioning

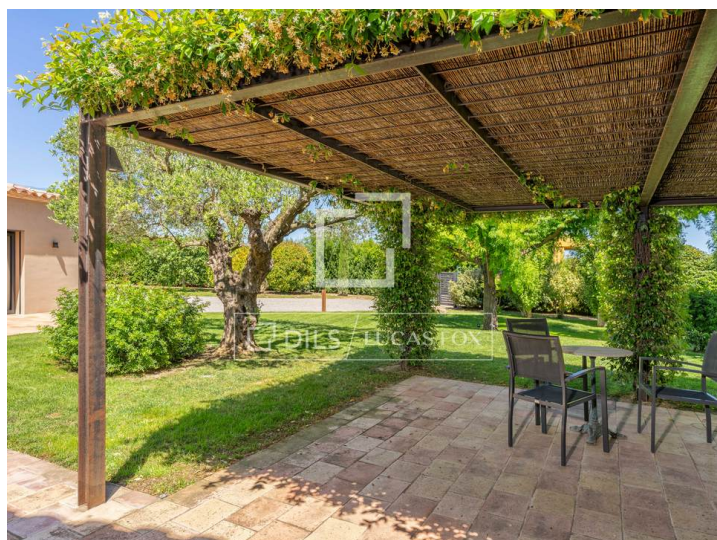


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The property is located in Baix Empordà. It offers 372 m² of constructed area and 233 m² of usable area. The property is presented in excellent condition. The indicated price does not include taxes or expenses associated with the sale, which, in accordance 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 CHG0022742****, 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. large property owner status: NO.

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