

€1,180,000 House / Villa - For sale - New listing

3 Bedroom house / villa with 175m² garden for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17100

3	4	260m ²	856m ²	175m ²
Bedrooms	Bathrooms	Floorplan	Plot size	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

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Charming 260 m² property in an exclusive area of Baix Empordà with 3 suites, large living area with fireplace, spectacular terrace with open views of the countryside, air conditioning, heating and exterior parking.

Lucas Fox presents this charming house located on top of a hill, one of the most authentic and peaceful enclaves of the Baix Empordà, surrounded by nature and with magnificent open views of the rural landscape of the area.

The property, with a constructed area of 260 m² on a plot of 856 m² with a natural slope, a feature that gives it a dominant position over the landscape and allows it to enjoy great privacy and privileged views over the surrounding fields.

On the main floor, there is a spacious day area designed to maximize natural light and the connection with the exterior. The open-plan kitchen flows seamlessly into the dining room, while the large living room with a fireplace adds warmth and character to the property. Also located on this floor are a pantry, utility room, and a guest toilet.

The star of the property is undoubtedly its spectacular terrace, an exceptional space that acts as a natural extension of the day area and from where you can enjoy magnificent open views of the countryside, ideal for sharing long after-dinner conversations, meetings with friends or simply relaxing in an environment of absolute tranquility.

The first floor houses the night area, consisting of three spacious double suite bedrooms, all with private bathroom, offering maximum comfort and privacy.

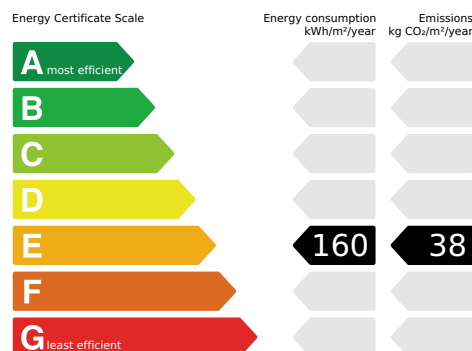
The property also has exterior space to park one or two vehicles on the side of the property and is equipped with oil heating and air conditioning, guaranteeing a pleasant temperature throughout the year.

A unique opportunity to acquire a charming property in one of the most sought-after areas of Empordà, ideal both as a primary residence and as a second home to enjoy the authentic Mediterranean lifestyle.



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Terrace, Garden, Natural light, Views, Panoramic view, Open kitchen, Fireplace, Exterior, Equipped Kitchen, Alarm, Air conditioning



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The property is located in Baix Empordà. It offers 260 m² of constructed area and 240 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 CHG*****, 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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