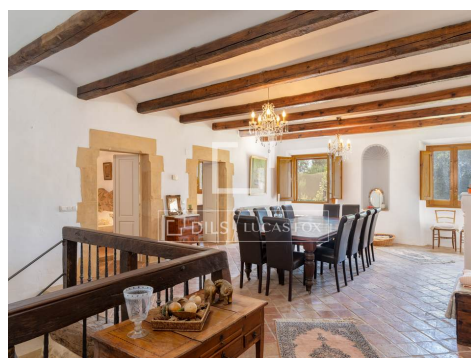


€1,650,000 Country house - For sale - New

Magnificent renovated country estate for sale in a privileged setting in the Alt Empordà

Spain » Girona » Alt Empordà » 17746

7	8	876m ²	5,000m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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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Magnificent renovated country estate in a privileged setting in the Alt Empordà with privacy, tranquility and great access to the surrounded towns.

Nestled in the heart of the stunning Alt Empordà countryside, this exceptional country estate has been lovingly restored by its current owner with impeccable taste, preserving its authentic rustic character while seamlessly incorporating modern comforts and contemporary living.

Surrounded by nature and enjoying breathtaking mountain views, the property offers complete peace and privacy while remaining perfectly connected to some of the region's most sought-after towns. It is located just 20 minutes from Figueres, 10 minutes from the medieval town of Besalú, and 15 minutes from the beautiful lakeside town of Banyoles. Nearby villages provide all essential amenities, including excellent restaurants, bakeries, butcher's shops, pharmacies, and local stores, allowing residents to enjoy the best of country living without sacrificing convenience.

Set within approximately 5,000 m² of beautifully maintained grounds, the estate offers a variety of indoor and outdoor spaces designed to be enjoyed throughout every season.

The main house features six spacious double bedrooms, each with its own en-suite bathroom.

The ground floor welcomes residents and guests through an impressive entrance hall showcasing beautiful original rustic features. On this level there is a charming and practical summer kitchen with direct access to the courtyard and swimming pool, a double bedroom with an en-suite bathroom, a guest toilet, and a utility room.

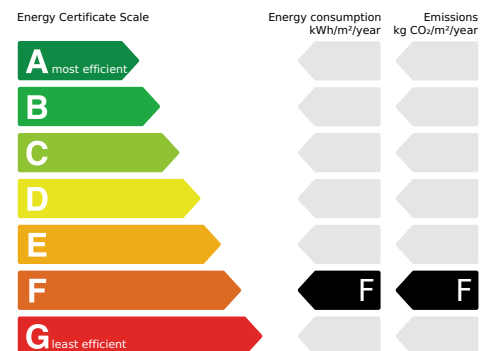
The first floor is home to the main kitchen, a generous dining area, and an inviting living room, creating a warm and comfortable setting for everyday living and entertaining. This floor also offers three spacious double bedrooms, each with its own en-suite bathroom.

On the second floor, a further living and dining area enjoys spectacular panoramic views across the surrounding mountains. This level also includes two additional double bedrooms with en-suite bathrooms, together with a large room currently used for storage, offering excellent potential for conversion into a seventh bedroom, a home office, an artist's studio, or additional living space.



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Mountain views, Swimming Pool, Garden, Spa, Private garage, Period features, Period Building, Natural light, High ceilings, Renovated, Heating, Fireplace, Equipped Kitchen, Double glazing, Air conditioning



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Outside, a separate annex provides exceptional versatility and is ideal as a yoga studio, private gym, wellness area, or creative workshop. It is fully equipped with a bathroom and a sauna, creating a peaceful retreat dedicated to relaxation and wellbeing. Adjacent to the annex are two covered parking spaces.

This remarkable property is perfectly suited as a spacious family home, a luxurious holiday retreat, or an outstanding hospitality or wellness business opportunity. Combining authentic character, generous accommodation, modern comforts, and an enviable location, it offers a rare opportunity to experience the very best of life in one of the most beautiful regions of Girona.

Please contact us for further information.

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The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. An energy performance certificate is available for the property. As regards the certificate of occupancy, we have it, with number , which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

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