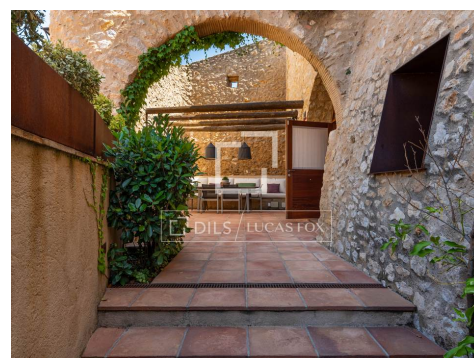
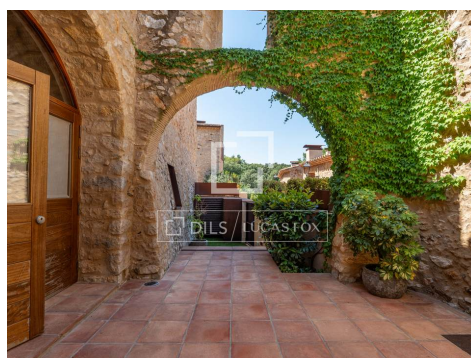


€1,100,000 Masia - For sale - New listing

Excellent 3 Bedroom masia with 30m² terrace for sale in Baix Empordà, Girona

Spain » Girona » Baix Empordà » 17213

3	3	297m ²	30m ²
Bedrooms	Bathrooms	Floorplan	Terrace



Contact us today for more information or to arrange a viewing

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€1,100,000 Masia - For sale - New listing

Excellent 3 Bedroom masia with 30m² terrace for sale in Baix Empordà, Girona

Charming house with historical and contemporary design for sale just 5 km from the best beaches of the Costa Brava, in the Baix Empordà, Girona.

Lucas Fox exclusively presents this magnificent house located in Esclanyà, a charming historic center of Baix Empordà with the rural essence of the area, just a few minutes from the most emblematic coves of the Costa Brava such as Begur, Tamariu, Llafranc and Calella de Palafrugell.

The property is part of a traditional Catalan country house dating back to 1790, carefully refurbished to offer an exceptional combination of traditional character and contemporary comfort. It has a constructed area of 297m² and stands out for its understated elegance, restored period features such as vaulted ceilings and original stone walls, its brightness, and a functional layout.

It is integrated into a unique complex with more than 7,000 m² of landscaped areas and Mediterranean-style spaces, such as a swimming pool, organic gardens, rest areas and outdoor leisure areas.

The property is distributed over two comfortable floors.

On the main floor, there is an exterior terrace, a living room with a fireplace, a dining room with access to the exterior and an open-plan kitchen with a contemporary design, a wine cellar and a bathroom.

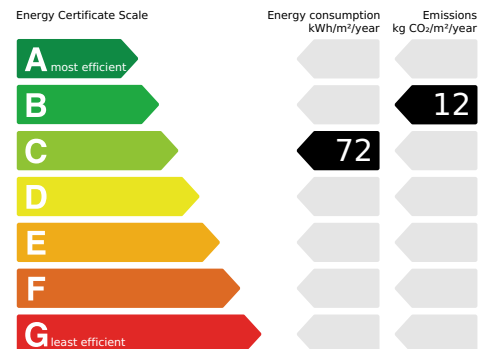
The night area includes a living room, three bedrooms, and two bathrooms.

A unique property, situated in an environment of great scenic and cultural value, ideal both as a high-quality primary residence and as a second home for those seeking tranquility, authenticity and proximity to the sea.



lucasfox.com/go/gir70714

Terrace, Swimming Pool, Underfloor heating, Parking, Storage room, Open kitchen, Heating, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Alarm, Air conditioning



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The property is located in Baix Empordà. It offers 297 m² of constructed area and XXX 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 CHG002513****, 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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