

€565,000 Country house - For sale - New

Renovated village house for sale in Alt Empordà, Girona.

Spain » Girona » Alt Empordà » 17468

3	2	240m ²	15m ²
Bedrooms	Bathrooms	Floorplan	Terrace



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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Renovated village house for sale in Alt Empordà, Girona.

Fully renovated village house in a modern style, featuring spacious interiors and a 15 m² terrace, for sale in Alt Empordà.

Lucas Fox exclusively presents this completely renovated townhouse in one of the best-located villages in the Alt Empordà.

The refurbishment has carefully respected the original essence of the property, preserving elements such as the stone walls, the old doors and the wrought iron details, which combine perfectly with a contemporary design and high-quality finishes.

The property is distributed over two floors. On the ground floor, a bright entrance hall welcomes you and leads to the main bedroom, which has an en-suite bathroom and access to an courtyard that provides plenty of natural light. Also on this floor are two further bedrooms, a second full bathroom , and a laundry area and utility room, discreetly integrated behind wood paneling.

An elegant iron staircase leads to the upper floor , a space that preserves the house's history, as it once housed the village cinema. This floor offers a spacious open-plan room organized into three zones: a living room, a dining room , and a fully equipped open-plan kitchen. Large windows flood the space with natural light and offer pleasant views of the surrounding landscape.

From this floor you can also access a terrace, the perfect place to enjoy lunches and dinners outdoors during the summer months, with views of Orriols Castle.

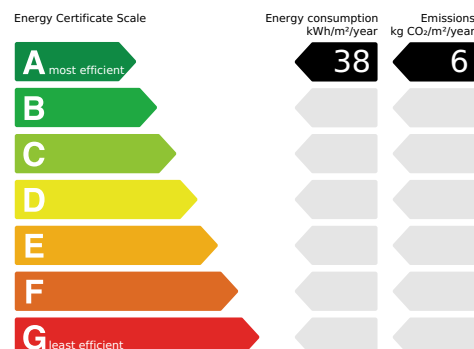
A unique property, ideal for those looking for a property with character, history and all modern comforts in a privileged setting in the Alt Empordà.

For more information or to arrange a visit, please do not hesitate to contact us.



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Terrace, Period features, Natural light,
High ceilings, Solar panels, Renovated,
Open kitchen,
Near international schools, Fireplace,
Equipped Kitchen, Double glazing,
Domotic system, Chill out area,
Air conditioning

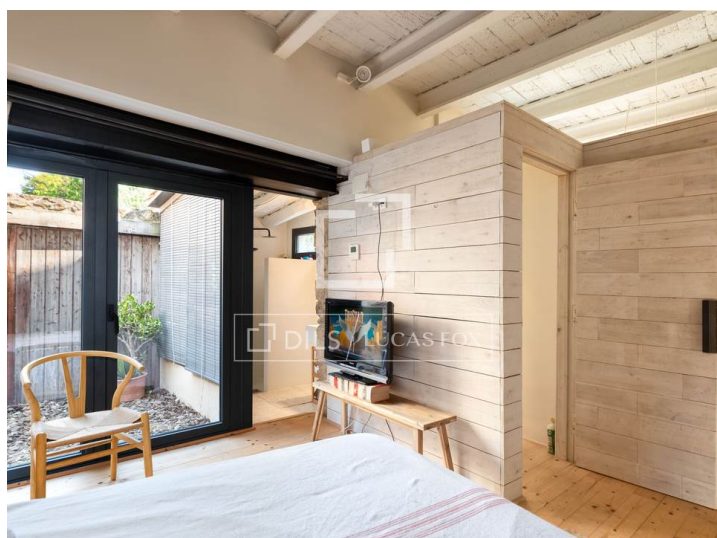


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The property is located in Alt Empordà, Girona, with the approximate location indicated in accordance with current regulations. It has a constructed area of 240 m² and a usable area of 154 m². The property is in excellent condition. The total sale price is €565,000. The indicated price does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. Regarding the certificate of occupancy, we have it, number CHG001679****, which we will make available upon request. Large Property Owner Status: No. AICAT Registration Number 13225 and API 4089.

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