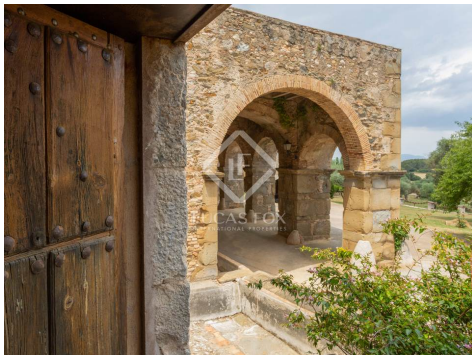


€1,390,000 Country house - Sold

## Charming old 19th century renovated barn with garden and countryside views for sale in Baix Empordà

Spain » Girona » Baix Empordà » 17466

<b>5</b>	<b>4</b>	<b>318m<sup>2</sup></b>	<b>1,331m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Charming old 19th century renovated barn for sale in a small town of medieval origin in the Baix Empordà, just 13km from the nearest beaches of the Costa Brava.

This property is located in an exclusive small village of Baix Empordà of Romanesque origin, with very good access by road to Girona, to the train station of Flaçà, to the AP7 motorway towards Barcelona and France, and only 13 km from the nearest beaches of the Costa Brava.

The origins of this property date back to approximately 1888, until 2008 when the current owner fell in love with it when she saw it in its original state and completely renovated it with exquisite taste, by providing it with a very elegant and comfortable style, but preserving its essence down to the last detail.

The property is distributed in two totally independent but combinable areas: the barn and its duplex, and the guest apartment.

Entering the property we find a beautiful garden that offers maximum privacy, the swimming pool, and at the back, the barn and its porch covered by a spectacular wisteria. The elegance and quality of its finishes, recovered materials such as all the doors, the large Provençal style windows that let in plenty of natural light and stupendous views of the countryside and the mountains, are the main characteristics of this space that allows you to live in a comfortable floor plan with a large living-dining room, an open kitchen and a spacious bedroom suite. The landscaped courtyard on the rear façade connects the barn with the duplex consisting of a living room, two bedrooms and a bathroom.

On the lower floor, there is a double bedroom with bathroom and the machine room and, with a totally independent entrance from the public road, the guest apartment which consists of a living-dining room, open-plan kitchen and a bedroom with bathroom, as well as a private terrace.

As a whole, this is a property adaptable to different needs, whether for one or two people who want to live comfortably on one floor, with additional space to receive visits from family and guests, as well as a large family who want to live together but in separate areas, or as an investment, as it allows for partial or total tourist rental.



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Mountain views, Terrace, Swimming Pool, Garden, Natural light, Underfloor heating, Parking, Well, Utility room, Tourist License, Renovated, Heating, Fireplace, Chill out area

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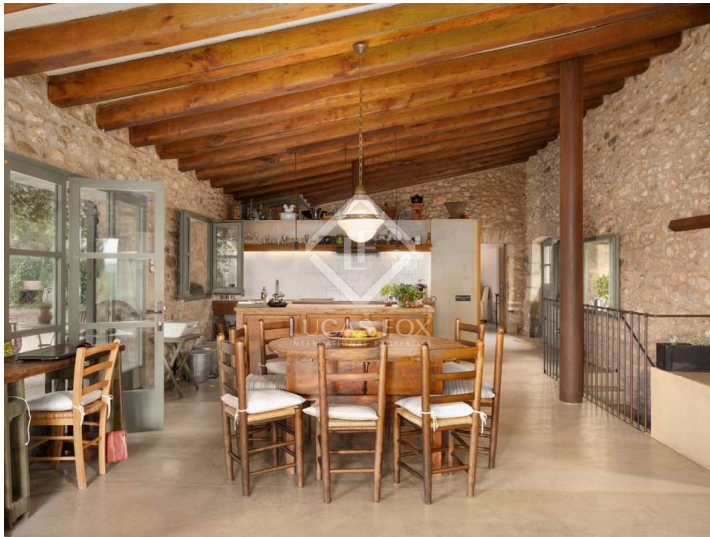
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