



THE SINGULAR SPACE  
EXTRAORDINARY PROPERTIES



**A country paradise in the heart of  
Empordá. Girona**  
**Ref. S153**

Extraordinary farmstead in an unbeatable Baix Empordá location.

**Precio €2.275.000**

**6 habitaciones**

**6 baños**

**900 m<sup>2</sup> de superficie**

**2.4 Ha de terreno**

Extraordinary farmstead in an unbeatable Baix Empordá location.

In Catalonia's Baix Empordá, affectionately known as Little Tuscany, is this oasis of peace and tranquillity: a beautiful country home located just moments from the Costa Brava and charming medieval towns.

A comprehensive refurbishment has transformed this property into a luxurious rural paradise, honouring its Mediterranean charm and historical features whilst equipping the home with every possible modern comfort and convenience.

The farmstead spans a total of 900 sqm, including both the main residence and the former granary, which has also been fully refurbished.

The two-storey main home greets us with abundant natural light, high ceilings and traditional Catalan vaults. The ground floor features a spacious hallway and a large, charming country-style kitchen with beautiful views of the natural surroundings and direct access to the garden. There is also a grand living room, a dining area, a TV room and a library. The ground floor is completed by a service area with its own bedroom, a bathroom, laundry room, plant room and storage space.

The second floor is all about rest and relaxation, with four stunning bedrooms all with en-suite bathrooms. The master suite's roomy terrace is the perfect space to hunker down with a good book and take in the glorious countryside views.

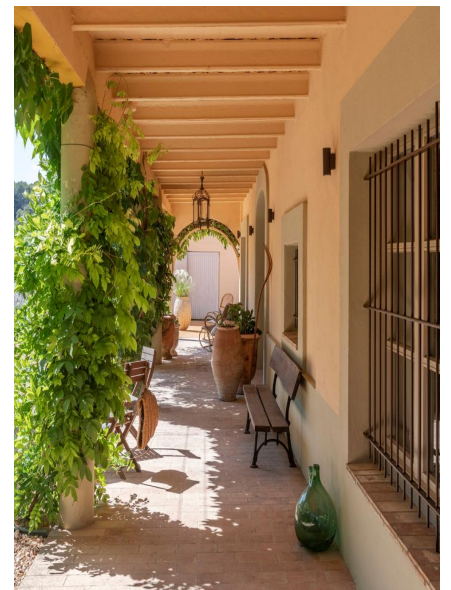
Downstairs are another two external porches that set the perfect backdrop for a get-together with friends, a horse enclosure and stables and a large garage area.

The former granary has been converted into an airy, open-plan space that is perfect for a workout or yoga session, and also offers potential for additional bedrooms or another self-contained living space.

The entire farmstead is a gem, but the jewel in the crown is the vast outdoor space: the estate covers more than two hectares and opens straight onto the countryside. The elegant saltwater pool is the perfect spot to unwind with friends on a summer's afternoon and watch the sun go down after spending the day exploring the Costa Brava's unrivalled beaches.

The property is fully equipped with all utilities, mains water and its own well, and has diesel-fired central heating and aircon in the living room and bedrooms. It also has solar panels for backup energy.

The property is licensed for use as tourist accommodation.



**Contacto**

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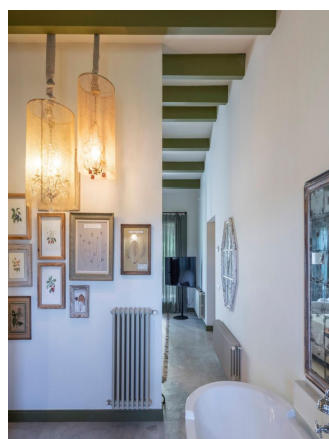
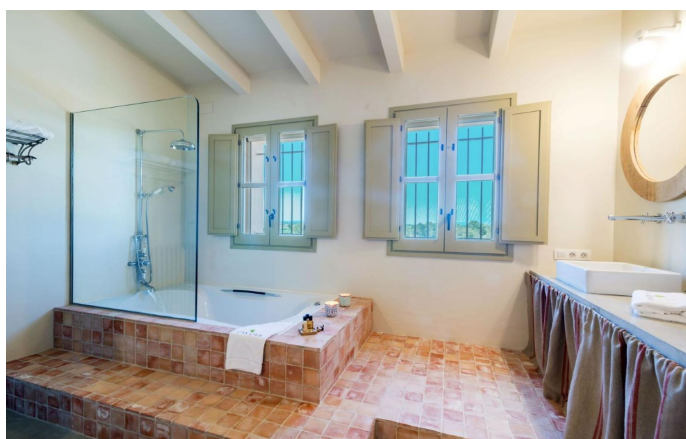






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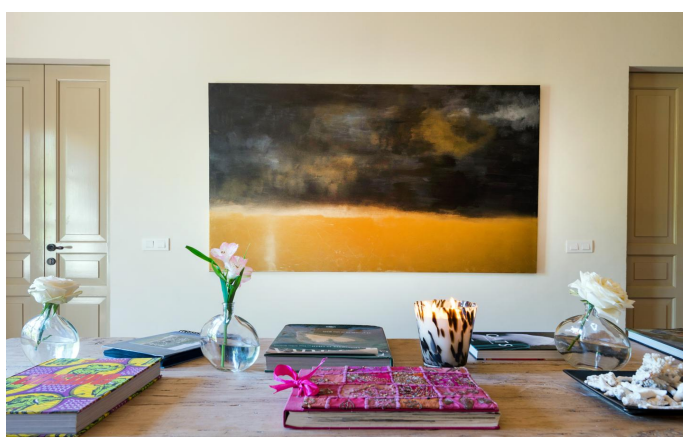






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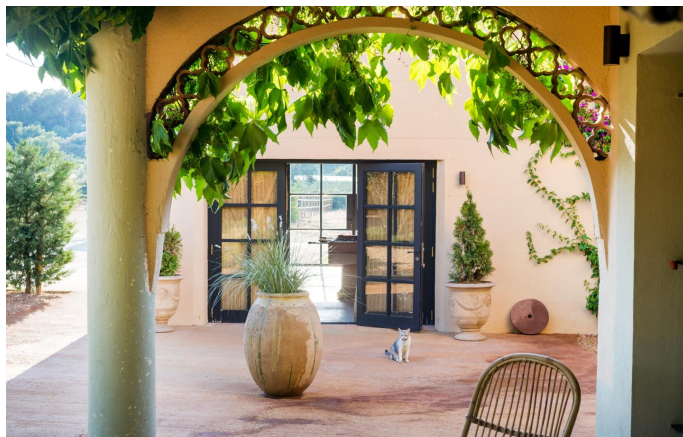






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