



MAGNIFICENT COUNTRY HOUSE WITH GUEST HOUSE IN CRUÏLLES, BAIX  
EMPORDÀ

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SELLING PRICE : 1 850 000 €

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## DESCRIPTION

Nestled within a picturesque setting in one of the most sought-after areas of the Costa Brava, this extraordinary house has become the darling of architectural enthusiasts and design aficionados alike. Recognized for its unparalleled beauty and interior design, this house has earned the spotlight in numerous prestigious magazines, showcasing its captivating blend of contemporary rustic luxury and timeless elegance.

Comprising a main house and a guest house, the property spans an expansive 630 square meters on a generous 4,600-square-meter plot. The main house unfolds across a ground floor featuring a spacious living room, a fully equipped kitchen, an office, a bedroom, and a bathroom. Ascend to the first floor, where three double bedrooms, a reading-studio room, and a balcony boasting breathtaking scenic views await. The guest house, an equally inviting retreat, offers two double bedrooms, two bathrooms, a welcoming living-dining room, and a well-appointed kitchen. A magnificent porch beckons year-round enjoyment, embodying the essence of refined living. Both residences hold coveted tourist licenses.

Enveloping both houses, the lush garden is a haven of leisure, featuring a pristine swimming pool, a barbecue area for al fresco dining, a soccer field for recreation, and a flourishing vegetable garden. Completing the ensemble is a convenient garage and ample parking space for multiple vehicles.

This unparalleled opportunity presents itself as a unique chance to acquire a residence that has graced the pages of magazines, perfectly situated in the heart of Empordà and mere minutes from the allure of the sea.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	630 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	8	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 168.0	Gaz consumption :	kg éqCO <sub>2</sub> /m <sup>2</sup> 44.00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



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