



GIRONA - FORALLAC - HOUSE WRIGHT GARDEN - 1375 M<sup>2</sup> - 10 BEDROOMS

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SELLING PRICE : NOUS CONSULTER

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## DESCRIPTION

Magnificent listed Catalan farmhouse with 27 ha of land ideally located in the best area of the Baix Empordà, a few minutes from the famous medieval villages and only 15 minutes from the beaches of the Costa Brava. The estate represents a magnificent opportunity for the development of a charming boutique hotel.

The farm has:

An impressive 1,375 m<sup>2</sup> Catalan farmhouse whose origin dates back to the 11th century and which preserves the original architectural elements characteristic of rural houses in the area, such as stone walls, Catalan vaulted ceilings, ceramic floors, etc.

The central body has a built area of 1,375 m<sup>2</sup> on a landscaped plot of 2,915 m<sup>2</sup>. The tower, two stone spiral staircases, large interior terraces, several lounges, a large kitchen, etc. stand out in the construction. Within the walled enclosure there are several independent buildings, such as the guest house of about 130 m<sup>2</sup>, with a lounge living room, kitchen, 3 double bedrooms and 2 bathrooms. The laundry and machine room, stables, woodshed, warehouse, etc. with a total built area of 600 m<sup>2</sup> approx. The farmhouse is divided into three floors, a large entrance patio and an independent garden on the first level inside the wall, from where you can access the pool and the outdoor garden. Entrance hall that distributes rooms such as the main dining room, kitchen office and a large kitchen, 1 room with bathroom for the service, pantry and cellar. This floor has direct access to the patio and to the guest house. Second floor, hall, suite with full bathroom and terrace, with extraordinary views of the valley, 2 suites with full bathroom. Large living room with two fireplaces and games room with tables and living room, very bright and cozy. Third floor, library, living room, 1 suite, 2 double bedrooms and 1 bathroom. Close to the farmhouse there is a small house of about 167 m<sup>2</sup> with a 75 m<sup>2</sup> porch that is located next to the fields, used as a store for tools and guards.

Possibility of building more m<sup>2</sup> in the case of a hotel project.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	1,375 m <sup>2</sup>
Land area (m <sup>2</sup> ) :	-	Bedrooms :	10	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 177.00	Gaz consumption :	kg éqCO <sub>2</sub> /m <sup>2</sup> 45.00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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