



SPECTACULAR COUNTRY HOUSE IN BAIX EMPORDÀ



SELLING PRICE : 1 950 000 €

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CARRER DEL MESTRE NICOLAU, 2
08021 BARCELONA



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DESCRIPTION

Exceptional country house of 816 m² and 30.000 of plot, with an antiquity around the year 1800, situated in a unique natural environment of the Empordà. A few minutes drive away are some of the most beautiful beaches of the Costa Brava, and it is conveniently close to a town with a wide range of services and restaurants.

Surrounded by landscaped gardens, where a charming pond with a picturesque bridge inhabited by swans and turtles stands out, this property offers a serene atmosphere. The swimming pool, adorned with two covered pergolas perfectly equipped for alfresco dining, is located at the rear of the gardens, next to a wooded area that could even accommodate a stable, as the property has one.

The house features a historic tower that adds a distinctive touch to the architectural ensemble. On the main floor are the living room, with a cosy fireplace and a bar corner, the dining room and the kitchen. In addition, there are two bathrooms and five bedrooms, one of which has an en-suite bathroom.

A door in the right corner of the living room leads to the tower, which in turn leads to a charming terrace with panoramic views. Stairs from the tower lead back down to the ground floor and a large utility area, also connected by a staircase on the other side of the house. On this floor, there are several rooms that could easily be adapted to different uses.

In addition, the property has a two-car garage with an upper space that could be converted into a living room and connected to the main house. Next to this, there is a chicken coop of approximately 100 square metres and two storerooms that could easily be remodelled.

The farmhouse guarantees absolute privacy, as it is completely fenced, and is equipped with all the necessary comforts for your maximum well-being, including heating. Furthermore, it has two wells that ensure an abundant water supply at all times.

This versatile historic property would be ideal as a primary or secondary residence in a prime location. It offers privacy and all the amenities necessary for a quiet and comfortable life.

CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	816 m ²
Land area (m ²) :	-	Bedrooms :	8	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	G	Energy consumption :	kWh/m ² 298.0	Gaz consumption :	kg eqCO ₂ /m ² 76.00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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