



SPECTACULAR REFURBISHED 17TH-CENTURY FARMHOUSE FOR SALE IN BAIX EMPORDÀ

Baix Empordà / Ruplà

Ref: RU101

PRICE UPON REQUEST

Surface	1,100 m ²
Rooms	8
Bathrooms	8
Plot surface	3,650 m ²
E. certificate	In progress

- | | |
|-----------|-------------|
| ✓ Pool | ✓ Heating |
| ✓ Views | ✓ Backyard |
| ✓ Storage | ✓ Fireplace |
| ✓ Gym | ✓ Parking |
| ✓ Terrace | |

The property consists of a 953 m² house on a 2,594 m² plot, a 200 m² annexe and a plot of land with planning permission to construct a 250 m² building.

The farmhouse dates back to the seventeenth century. It has been painstakingly restored by the area's top professionals and finished with exquisite taste, right down to the smallest details, as demonstrated by the Catalan vaulted ceilings, the floor tiles from Granada, the antique wooden doors and wrought iron accordion French doors. The building has three floors.

Access to the ground floor is through a charming entry hall leading to the winter living room complete with fireplace, and to another summer room with a bar and dining room filled with light and views of the garden thanks to the accordion French doors that turn these rooms into a large veranda in summer. Next, you come to a fully equipped spacious kitchen, with a beautiful restored vaulted ceiling, white marble counter tops and custom-made cabinets, as well as a restored antique piece specially repurposed as a dresser. On one side there is a convenient pantry, a double bedroom with full bathroom that serves as the servants' quarters and a practical laundry room with access to the garden, as well as a magnificent wine cellar. Continuing through the house, there is a large scullery and storage area for dinnerware furnished with a beautiful cabinet. Next to this room there is a cosy winter dining room for 14 people.

On the first floor, a large open-plan room leads to two suites and two double bedrooms that share a bathroom. These two bedrooms open onto a large terrace with views over the garden, Montgrí Castle and the Medes Islands. The master suite has a fireplace, dressing room, spacious bathroom with separate bath and shower and magnificent views of the south garden with its orange and mandarin trees. One of the main features of this floor is the play of colours that the owner has used to decorate, which makes the rooms extremely welcoming and cosy.

The large open-plan space on the second floor offers many possibilities. There is a sitting and games area that opens out onto a terrace with two towers offering spectacular views and another spacious room with two double beds for four people, a large bathroom and a compact kitchen.

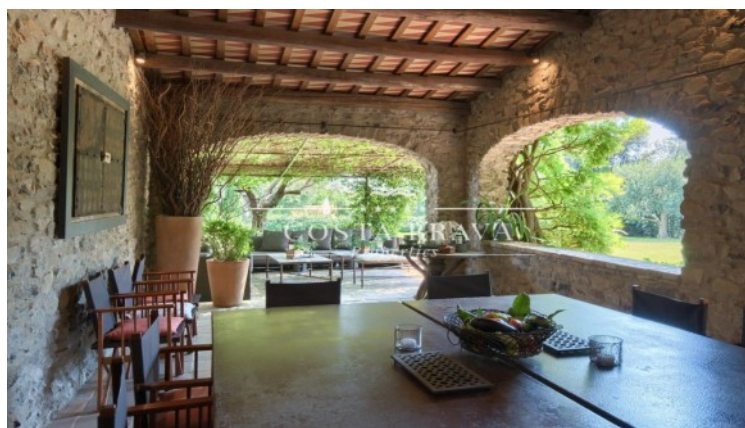
The house is heated by a combination of oil and underfloor radiant heating. The second floor has both split air conditioning units and fans. There is an outdoor parking area.

The annexe comprises an en-suite bedroom, dressing room, living room and small kitchen, making it ideal for accommodating guests. On the upper floor there is a spacious terrace-veranda used as a gym. It also has a storeroom for bicycles and the house's other general installations.

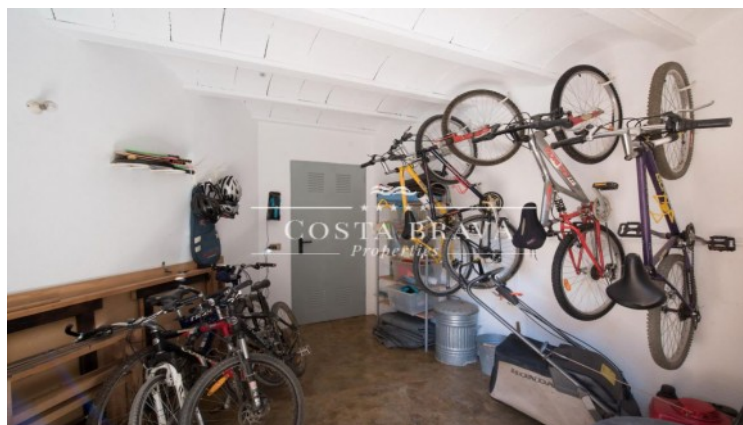
A delicate wisteria-covered porch provides a large outdoor eating area and a pleasant shady living area in summer. On one side of the 2,500 m² garden there is a 12.5 x 5-metre swimming pool with a large sun terrace, gently enclosed by a hedge and some tall poplars. On the other side of the garden there is a charming pond and a lovely fountain. In addition, this property also includes a plot of buildable land with permission to construct a single-family home of 250 m², or an additional parking area.

The house offers complete privacy and tranquillity in a beautiful village in the Baix Empordà region, just 20 minutes from the beaches and 15 minutes from the city of Girona.









Contact us for more information or to arrange a viewing

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