



## Cruïlles, Monells i Sant Sadurní de l'Heura - Farmhouse

**640**

Area (m²)

**10900**

Land Area (m²)

**690 000 €**

(EUR €)

### Catalan Farmhouse located in a natural reserve with 109 hectares of land for sale in Cruïlles, Baix Empordà

This stunning farmhouse, built in the 16th century, is located on the outskirts of Cruïlles, one of the most beautiful medieval towns in Baix Empordà. The property covers 109 hectares of land, with 80 hectares of holm oak and cork oak plantations (holm oak being predominant) and 30 hectares of pine plantations.

It is worth noting that there is a well-planned forest management and improvement program in place. The owner has carried out impeccable forest management for many years, resulting in the property being very well-maintained from a forestry perspective.

The farmhouse is situated on a hill, offering spectacular views of the sea and mountains.

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



Spanning approximately 600 m2 over two floors (around 300 m2 per floor), the farmhouse also includes a 40 m2 barn and a charming fountain.

The farmhouse is listed and allows for various uses, including residential, family use, agricultural activities, rural tourism, and activities of public and social interest.

It requires complete rehabilitation, making it the perfect opportunity for those who want to have a home with their own unique style in an idyllic location.

Access to the property is via a 4 km forest road from the paved road, 9 km away from Bisbal de Empordà, and 10 km from the finest beaches and exclusive golf clubs in the province of Girona.

The estate is highly attractive as it offers the possibility to restore the forests or convert its fields into regenerative agriculture, applying techniques based on the principle of replenishing the land instead of depleting it, building high-quality soils, retaining rainwater, increasing biodiversity, and promoting human and animal well-being.

#### General Conditions:

The provided information is based on third-party data and is offered for informational purposes. It is presumed to be accurate, but the offer may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or withdrawal from the market without prior notice. Taxes related to the transaction (such as ITP, VAT, AJD), notary and registration fees are the responsibility of the buyer.

## Property Features

- Proximity: Airport, Mountain, Beach, Golf course, Restaurants, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Garden
- Terrace
- Built year: 1500
- Floors: 3
- Wine cellar
- Storage / utility room
- Views: Sea views, Countryside views, Mountain views, Village view, Garden view
- Quiet Location
- Uninterrupted views
- Solar orientation: South, East

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