



Cruïlles, Monells i Sant Sadurní de l'Heura - Townhouse



7	7	500	436		630 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	(EUR €)

17th Century Stone House with Garden located in a charming village of the Baix Emporda.

17th Century Stone House with Garden located in the heart of a picturesque medieval village of the Baix Emporda. An exceptional property with multiple possibilities to enjoy and make the most of!

This property is an oasis of tranquility and well-being, perfect for those who value serenity, nature, and quality of life. The house, meticulously restored, was originally designed for a rural tourism business, which means it offers an exceptionally versatile layout.

Situated on a plot of 436 m², the house spans across the ground floor and two floors, in addition to a semi-basement. From the entrance hall, you access the cozy kitchen with a fireplace and access to the garden, a convenient guest toilet, a single-car garage, and a hallway leading to the semi-

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basement with a goods elevator, ideal for storage, and a suite with a full bathroom.

The residence features two staircases that lead you to the upper floors. One of them takes you to a living room space with a loft that's bright and warm, as well as another suite with a full bathroom. This area used to be the private space of the owners when the property operated as rural tourism.

The second staircase leads to two suites with full bathrooms, one of which connects to the aforementioned living room, while the other has a terrace with stunning views and a staircase leading to the garden. On the second floor, you'll find two additional suites with full bathrooms and lofts. An external metal staircase provides access to all floors.

The garden is simply charming and offers an independent apartment with a living area and toilet on the ground floor, and a bedroom with a bathroom on the upper floor. Additionally, there's a storage room and a boiler room on the exterior. The spacious garden has the potential to accommodate a pool. The total constructed area is approximately 500 m2.

The house has been restored with high-quality materials and exquisite taste by the owners. It offers panoramic views and features a charming rustic style with details such as vaulted ceilings in various spaces and reclaimed antique ceramic floors. It is equipped with central oil heating and air conditioning, as well as wooden exterior carpentry with double insulating glass.

Don't miss the opportunity to acquire this property located in the heart of a picturesque medieval village of Baix Emporda. It's tucked away from the tourist hustle and bustle yet conveniently located just two kilometers from La Bisbal de Empordà. Additionally, you're only 20 minutes away from the most stunning beaches of the Costa Brava and 30 minutes from both Girona and the AP-7 highway.

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.

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Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Safe
- Thermoaccumulator
- Garden
- Garage
- Built year: 1667
- Laundry
- Kitchenette
- Basement
- Views: Countryside views, Mountain views, Village view, Garden view
- Guest cottage
- Electric garage gate
- Pantry
- Quiet Location
- Parking space
- Uninterrupted views
- Solar orientation: South
- Balcony
- Rental licence
- Washing machine
- Air conditioning
- Fireplace
- Walk-in wardrobe
- Gas central heating
- Proximity: Golf course, Shopping, Restaurants, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Furnished
- Floors: 3
- Drive way
- Wine cellar
- Storage / utility room
- Lift
- Double glazing
- Automatic irrigation
- Main drainage
- Gas fire
- Barbecue
- Energetic certification: F
- Mains water
- Renovation year: 2003

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