




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



 8  
Bedrooms

 4  
Bathrooms

 650  
Area (m<sup>2</sup>)

 8900  
Land Area (m<sup>2</sup>)

  
Garage

  
Swimming Pool

**1 850 000 €**  
(EUR €)

### Exceptional farmhouse located in the heart of the Empordà, just 12 minutes from the most stunning beaches of the Costa Brava.

Exceptional Catalan farmhouse located in the heart of the Empordà, just 3 minutes from La Bisbal d'Empordà and only 12 minutes from the most stunning beaches of the Costa Brava. A privileged setting that offers the peace of the countryside while remaining close to leisure and service hubs.

The estate features a beautiful **original farmhouse from 1878**, fully restored in an initial phase in 1991 and once again in 2005. All work was carried out using noble, top-quality materials, carefully preserving the most distinctive and authentic elements of the original structure.

In addition, there is a **second building** designed as a summer living-dining area and guest house.

The **main residence** offers six double bedrooms (one en suite), three bathrooms, a living room, an

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office-style kitchen, dining room, a spacious study, laundry area, two-car garage, summer porch, and a welcoming terrace.

The **guest house** includes two double bedrooms, a bathroom, a spacious living room, and a kitchen with dining area. This space also includes a large summer dining-living room with barbecue, changing room, shower, and poolside bathroom.

The outdoor areas are perfect for family enjoyment, featuring **landscaped gardens**, a magnificent swimming pool with solarium, children's playground, parking area, tool shed, playhouse, and a productive **vegetable garden**.

The property benefits from **a private well for irrigation**, municipal water supply, oil-fired central heating, and the **guest house holds a valid tourist rental license**.

### General Conditions:

The information provided is based on third-party data and is offered for informational purposes only. It is presumed to be accurate but may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or withdrawal from the market without prior notice. Transaction-related taxes (such as Transfer Tax, VAT, Stamp Duty), as well as notary and land registry fees, are to be paid by the buyer.

## Property Features

- Pool
- Garden
- Garage
- Wine cellar
- Views: Countryside views
- Proximity: Mountain, Beach, Golf course, Shopping, Restaurants, Public Transport, Schools
- Terrace
- Built year: 1878
- Storage / utility room
- Energetic certification: E

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