



## ESSENCE DE L'EMPORDÀ

### Large 16th century town house exquisitely restored

Large 16th century town house, exquisitely restored, located in the center of the beautiful medieval village of Madremanya, with wonderful views of the emblematic landscape of l'Empordà;

Due to the originality of its spaces, the attention to detail and its sublime decoration, it has been on the cover of the interior design magazine "Interiores" The house is fully equipped to be enjoyed with family and/or friends, with a pleasant garden with a swimming pool, as well as a large patio with total privacy, ideal for al fresco dining in summer as it is completely sheltered.

The house consists of 4 double bedrooms, 4 bathrooms, and has all the necessary comforts to enjoy it at any time of the year, such as central heating, air conditioning, two fireplaces and high-speed internet.

This unique property is made up of 2 semi-independent houses, since they are connected to each other and share certain spaces. The upper part of the property houses the main house, with a fabulous master suite with a dressing room and spectacular bathroom with shower and bathtub, a double bedroom, a bathroom with a shower and a beautiful living room with a fireplace and large windows that flood the room with natural light. . Going down another level, from where you can access the Plaza de la Iglesia, is the entrance hall, fully equipped kitchen, dining room and access to a wonderful covered porch with panoramic views of the Empordà landscape;

From this level there is access to the magnificent main living room with fireplace, courtesy toilet and laundry room. From this living room, you access what could be the guest house through a patio with a hundred-year-old cypress tree, giving access to a spectacular designer kitchen and dining room, and 2 bedrooms that share a bathroom. From the living room there is access to the garden with pool.

The property includes an adjacent plot of 33m<sup>2</sup>, not directly connected to the house, but 50 meters from the access to it, to build a double garage.

Transaction	Sale
Category	Rural house
Municipality	Gironès
Surface area	327 m <sup>2</sup>
Rooms	4
Bathrooms	4 bathrooms , 1 toilet
Terrace	Yes
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	365 m <sup>2</sup>

1.150.000 €



Pending