



**B & B EMPORDANET****Exceptional 17th century stone house with garden**

Exceptional 17th century stone house with garden, located in the heart of a picturesque medieval village in Baix Empordà. A unique property with endless possibilities to make the most of and enjoy the surroundings.

This house is a true oasis of tranquillity, ideal for those seeking serenity, nature and quality of life. Meticulously restored, it was originally designed for a rural tourism business, giving it an exceptionally versatile layout.

Situated on a plot of 436 m<sup>2</sup>, the property is on the ground floor and two floors, as well as a semi-basement. From the entrance hall, you access a cosy kitchen with fireplace and access to the garden, a practical guest toilet, a garage with space for one vehicle and a hallway that connects to the semi-basement, equipped with a forklift, perfect for storage. Also on this floor there is a suite with a complete bathroom.

The house has two staircases, each with access to different levels. The first one leads you to a bright living room with mezzanine, which offers great luminosity and warmth, and to another suite with a complete bathroom. This space used to be the owners' private area when the house was used as rural accommodation.

The second staircase leads to two additional suites with full bathrooms, one of them connected to the living room mentioned above. The other suite has access to a terrace with stunning views and a staircase leading down to the garden. Upstairs are two further suites, also with full bathrooms and mezzanines. An external metal staircase provides access to all floors.

The garden is a real enchantment, with the possibility to build a swimming pool. In addition, it offers a separate flat with living room and toilet on the ground floor, and a bedroom with bathroom on the upper floor. The garden also has a storage room and a boiler room outside. The total constructed area is approximately 500 m<sup>2</sup>. The restoration of the house has been carried out with high quality materials and exquisite taste by the owners. The property maintains its charming rustic style, with details such as vaulted ceilings in several rooms and restored antique ceramic floors. It also has oil central heating, centralised air conditioning, wooden exterior carpentry with double glazing.

Located in the heart of a picturesque medieval village, this estate is one of the most authentic jewels of the Empordà. Enjoy the tranquillity of the surroundings, away from the hustle and bustle of tourism, but with all the comforts of home just two kilometres from La Bisbal d'Empordà. The most spectacular beaches of the Costa Brava are just 20 minutes away, and both Girona and the AP-7 motorway are a 30-minute drive away.

Transaction	Sale
Category	Rural house
Municipality	Baix Empordà
Surface area	500 m <sup>2</sup>
Rooms	7
Bathrooms	7 bathrooms
Parking	Yes
Garage	Surface area
Courtyard	Yes
Central heating	Yes
Air conditioning	Yes
Land	436 m <sup>2</sup>
Furnished	Yes

630.000 €



Pending  
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