

## Charming rustic village house totally refurbished for sale in Baix Empordà

Village house with 3 bedrooms, 2 bathrooms, patio with private pool, terraces and car garage, located 6 km to the beach



Charming rustic stone village house totally refurbished with modern style design with a 48 sqm patio with private pool and terraces, located in a little medieval village, approx. 6 km to the beach and 10 km to the golf course in a beautiful countryside area.

The house, built on 3 levels offers

On the ground floor, a large entrance hall, access to the car garage, machine room and cosy patio with covered terrace and pool.

On the main level, a 47 sqm living dining room with access to a covered terrace, equipped kitchen, guest toilets and laundry room.

On the top level, a room to distribute 2 double bedrooms, a shower room, and the master bedroom with en suite bathroom, dressing room and access to a private terrace

The house also offers apart from high quality material refurbishment, A/C heating system, water softener, and car garage. The house is sold furnished (value 18.600€)

Energetic certificate: B

Additional purchase fees: 10% tax + 1,5 Notary fees + land registry fee

Bedrooms	63
Bathrooms	3
Surface	264 m <sup>2</sup>
Plot surface	154 m <sup>2</sup>
E. certificate	B
Parking	1
Pool	✓
Aacc	✓
Heating	✓

Contact us today for more information or to arrange a viewing

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*Costa Brava*

~~675,000 €~~

575,000 €

Ref. R451



[See more information about this property on our website](#)

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