

## Masía surrounded by a large plot of land, with lots of potential, for sale in the Baix Empordà

M673 m<sup>2</sup> farmhouse with over 30 hectares of land



Charming traditional stone farmhouse with extensive land to renovate, surrounded by fields and close to Les Gavarres Natural Park and the best beaches of the Costa Brava.

The property is arranged over two floors, featuring stone walls, wooden beams, fireplaces and rustic floors, and consists of:

Main residence of 465 m<sup>2</sup>: large spaces, high ceilings and excellent natural light.

Secondary unit of 208 m<sup>2</sup>: ideal for a guest house, workspace studio, staff accommodation or tourist rental.

Both units have access to the patios, terraces and outdoor areas.

Purchase costs: 13% ITP + Notary + Registry

Surface	1,673 m <sup>2</sup>
Plot surface	30,813 m <sup>2</sup>
E. certificate	En cours
Terrace	✓
Views	✓

Contact us today for more information or to arrange a viewing

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IMMOBILIER

*Costa Brava*

1,250,000 €

Ref. R466



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

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