



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



**4**  
Bedrooms

**3**  
Bathrooms

**450**  
Area (m<sup>2</sup>)

**12000**  
Land Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**1 290 000 €**  
(EUR €)

### Farmhouse for sale in the Baix Emporda, Costa Brava inland

Renovated farmhouse in the countryside boasting a contemporary style. The property sits on a fully enclosed 1.2-hectare plot of land. A standout feature of the renovation is the abundance of natural light flowing into every room through the large windows. The various outbuildings add versatility to the house, allowing it to be tailored to a variety of needs.

The main house spans two floors, covering an area of 426.86 m<sup>2</sup>, with an additional 52.80 m<sup>2</sup> garage. The first floor comprises a charming rustic entrance porch, a hallway, a spacious living room with a fireplace and direct access to the surrounding garden, a kitchen-dining area, a guest toilet, and three double bedrooms, each with its own private bathroom. The garage is also located on this floor.

The ground floor is accessible via an internal staircase and has a separate entrance at the rear leading to the garden. This floor features a hallway, a TV room, a games room, an office, a bedroom

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



with an ensuite bathroom, a utility room, and a laundry room. Another section of the house and its annexes includes a delightful porch that serves as a summer dining area with a barbecue, as well as a 12 x 6 meter swimming pool. The well-maintained garden surrounding the house is a notable highlight, offering year-round enjoyment due to the favorable climate of the region.

Situated a short distance from the main house, you'll find a summer dining area, the swimming pool, an orchard, and a chicken coop. Additionally, there is a separate 50m<sup>2</sup> attached house featuring a living room with a kitchen-dining area, which can be used as a guest house, a nursery, or an office. A fantastic solarium terrace with scenic countryside views and a private garden measuring 105 m<sup>2</sup> are also part of the property.

Between the main house and the annex, there are two buildings—a 52 m<sup>2</sup> warehouse and two porches currently serving as a garage for three cars. The location is excellent, just 10 km from the town of Bisbal de l'Emporda and a mere 25-minute drive from the finest beaches on the Costa Brava.

## Property Features

- Heating
- Dishwashing machine
- Fireplace
- Thermoaccumulator
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Floors: 2
- Kitchenette
- Storage / utility room
- Guest cottage
- Main drainage
- Barbecue
- Energetic certification: G
- Mains water
- Washing machine
- Fitted wardrobes
- Equipped kitchen
- Pool
- Garden
- Garage
- Drive way
- Wine cellar
- Views: Countryside views, Pool view, Garden view
- Pantry
- Parking space
- Uninterrupted views
- Solar orientation: South

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