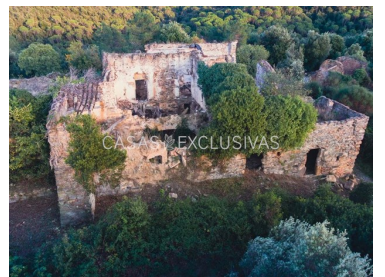




Cruïlles, Monells i Sant Sadurní de l'Heura - Ruin

**800**

Area (m²)

**25000**

Land Area (m²)

**495 000 €**

(EUR €)

Catalan Farmhouse located in a natural reserve with 25 hectares of land for sale in Cruïlles, Baix Emporda

This spectacular farmhouse was built in the 16th century and is located on the outskirts of Crúlles, one of the most beautiful medieval towns in the Baix Empordà. The farm has 25 hectares of holm oak and cork oak forest, (possibility of acquiring more hectares) (predominantly holm oak). Some 4 hectares of farmland can be recovered. It should be noted that there is a good forest management and improvement plan. The owner has done impeccable forest management for many years and the farm is very well cared for forestry. The farmhouse is located on a hill where you can enjoy spectacular views of the sea and the mountains. The farmhouse consists of about 800 m2 distributed in two floors (400 m2 per floor). There is also a barn of about 74 m2 on one floor. The farmhouse is cataloged and admits housing use, family use, agricultural use, Rural Tourism use and activities of public and social interest. It is completely to be rehabilitated so it becomes the ideal piece for those

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who want to have a house with their own style in an idyllic place. With 2 km of forest path from the paved road, 8 km from La Bisbal de Empordà and 10 km from the best beaches and the most select clubs of golf in the province of Girona. The farm is very attractive as it has the possibility of being able to recover the forests or convert its fields into regenerative agriculture, since the techniques on which this principle is based can be applied: return the land instead of removing it, build high-quality soils, retain rainwater, increase biodiversity and promote human and animal well-being.

General Conditions:

The provided information is based on third-party data and is offered for informational purposes. It is presumed to be accurate, but the offer may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or withdrawal from the market without prior notice. Taxes related to the transaction (such as ITP, VAT, AJD), notary and registration fees are the responsibility of the buyer.

Property Features

- Energetic certification: In process

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