



## listing

## Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 2,132,624.21

## Τοποθεσία

Χώρα:	Spain
Νομός/Περιοχή/Επαρχία:	Catalonia
Πόλη:	Torroella de Montgri
Ταχυδρομικός κωδικός:	17130
Δημοσιεύθηκε:	12/02/2024

## Περιγραφή:

Spectacular 5-hectare estate with a beautiful farmhouse located in one of the most beautiful areas of the Empordí, the Empordí plain, surrounded by fields of barley, rapeseed and apple trees, typical aromas of the Mediterranean.

The house is located just 3 kilometres from the beach, the Ampurdan Marshes Natural Park and the Medes Islands. It stands out for being a completely flat area which allows you to take long walks on foot, on horseback or by bicycle, enjoying its beautiful landscape..

For sailing lovers, just 3 kilometers away you will find the port of Estartit. This port has all kinds of private parking services for vehicles, crane, travelift, ramp and supermarket, among other services... This area is also well known for its prestigious golf courses, which are located 10 minutes by car from the farmhouse.

On a spectacular 5-hectare plot of land we find this beautiful restored stone farmhouse. Its origins date back to the 15th century, when it was used as a flour mill. The farm also has two auxiliary buildings currently used as a tack room, storage for horse carriages and 10 boxes for horses. These buildings are more recent. The adjacent land was used as a training track.

The property has two entrances, the first has more immediate access to the house, there is a covered parking for several cars, a garden and the majestic entrance to the house. The other access takes us to the



nave and garden area, with access to the house. The main house is distributed over two floors.

On the ground floor, there is a large hall that gives access to the different rooms that make up the first level. There is a large living room with fireplace, lots of light and direct access to the outside, a large porch and garden, returning to the living room we find a cocktail area, a separate dining room for very special events, a kitchen-office, a laundry room, two double bedrooms and a full bathroom...

On the first floor, there is a large hall with reading space. From the hall we access two double bedrooms with their own bathroom, one of them is distributed on two levels and has access to a large living room also on two levels that could be used as a bedroom since it also has its own bathroom. All the finishes are of high quality and designed to obtain the greatest comfort, they are spacious spaces, with lots of light and thought out in detail.

The enclosures and shutters are made of high quality wood. Wooden finishes on stairs, railing and beams that combine with the perfectly cared for and maintained stone. In some rooms the original windows have been maintained. It has oil central heating, water supply from the well and also has an irrigation system with water from the irrigation canal. There is the possibility of building a swimming pool.

The permitted uses for this property are: housing, hotel, restaurant, recreational, agricultural, horticultural or livestock.

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	1340 τ.μ
Μέγεθος αυλής:	50000 τ.μ

## Building details

Parking:	Ναί
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:	<a href="http://www.arkadia.com/SEQD-T21504/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T21504/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	hh-15254726
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# IMLIX

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