

REF.: ALTP1303

Barcelona &  
Costa Brava

**Sotheby's**  
INTERNATIONAL REALTY

## Beautiful rustic house in Catalan style in Torroella de Fluvia

Costa Brava · Other areas Alt Empordà

Plot area	Build size	Bedrooms	Bathrooms	Price
<b>2,161 m2</b>	<b>482 m2</b>	<b>4</b>	<b>2</b>	<b>950.000 €</b>



Contact us to receive more information or request a visit:



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Typical Catalan house of new construction built in the quiet village of Torroella de Fluvià in 2005. It fuses today's comfort with the elegance of antiquity.

With a plot of 2161 meters of which 1069 meters are garden and 482 meters built, give the farm an atmosphere of relaxation and privacy, which makes this property a place of peace and harmony. The distribution is on:

Ground floor: At the entrance, we find a covered porch, a garage with place for two cars in which, thanks to its height, there is a practical loft for storage and thus maximize the useful space of the garage. Upon entering the house, we find a large hall that divides the room. On the right side, we find a living room with fireplace and magnificent views of the garden, a room and a bathroom. On the left side, the dining room and a fully equipped open kitchen that is connected to the garage.

Upper floor: we find a large open space that gives access to an impressive terrace that surrounds almost the entire floor, a suite with bathroom and two double rooms that share a bathroom.

The garden has a porch with Catalan vaults where barbecues and family gatherings will be the envy of all the guests. The 8x4 pool guarantees hours of fun for children and adults.

## Features

- ✓ Energy efficient building
- ✓ Natural light
- ✓ Electric blinds
- ✓ Storage room
- ✓ Open porch
- ✓ Residential area
- ✓ Cafés | Restaurants | Shops nearby
- ✓ To renovate
- ✓ Heating
- ✓ Double glazing
- ✓ Roof terrace
- ✓ Laundry room
- ✓ Panoramic views
- ✓ Renovated
- ✓ Fireplace
- ✓ Terraces | Balconies
- ✓ Parking
- ✓ Garden
- ✓ Mountain views

## Location

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