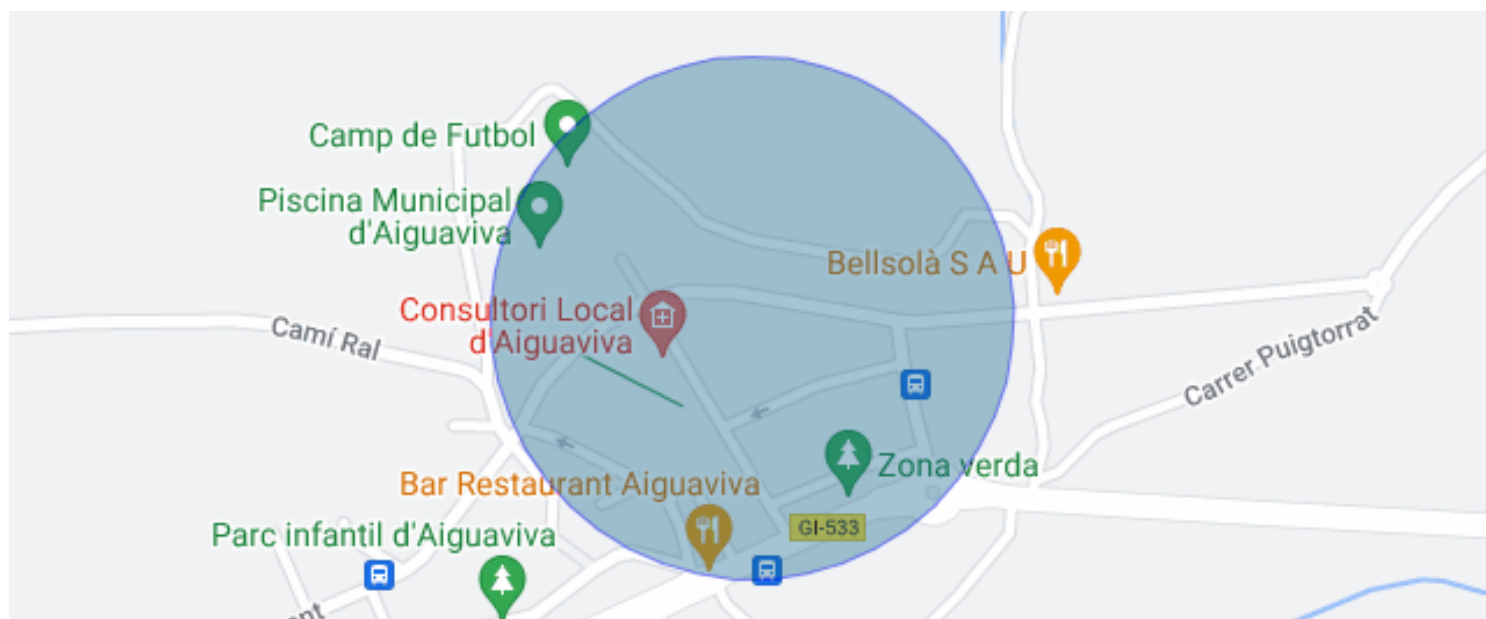




## COUNTRY HOUSE FOR SALE IN CRUILLES, BAIX EMPORDÀ

Aiguaviva / Gironès

<b>Price</b>	<b>€1,790,000</b>	✓ Heating	✓ Views
Surface	250 m <sup>2</sup>	✓ Backyard	✓ Fireplace
Bedrooms	4	✓ Terrace	✓ Balcony
Bathrooms	3	✓ Built in closets	
Plot	6.657 m <sup>2</sup>		
Energy classification	F		
Energy performance index	297.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	62.00 co/m <sup>2</sup> year		
Year of construction	2003		



## Aiguaviva / Gironès

Located in a pleasant area on the outskirts of the town of Cruilles with easy access by paved road, located in the Empordà plain, at the foot of Les Gavarres, an area of ??natural interest, 20 kilometers from the best beaches, restaurants and some golf courses. Costa Brava golf course, 34 kilometers from Girona and 147 kilometers from Barcelona airport.

Singular and exclusive farmhouse of 250 m2 and a plot of 6,657-m2, fully landscaped, and completely fenced.

Located in a privileged area, in an incomparable environment, surrounded by nature, peace and tranquility, in the beautiful town of Cruilles, Baix Empordà Girona.

It is a spectacular farmhouse called "Can Clota", in a traditional style, it is in an excellent state of conservation while maintaining its original characteristics that give it its own identity, such as the cane vaulted ceilings, the stone walls and attractive exposed wooden beams.

This wonderful farmhouse was completely restored by the current owners, when it was a farmhouse almost in ruins, they designed it to their liking, maintaining the original essence and characteristics of the house, they enlarged it and adapted it to current needs, turning it into a house of dreamy, welcoming, full of convenience and comfort, where they have lived surrounded by relaxation and tranquility, with everything desired within their reach.

The farmhouse is surrounded by a beautiful botanical garden, meticulously cared for and very beautiful, an area with a spectacular orchard and a small pond with fish.

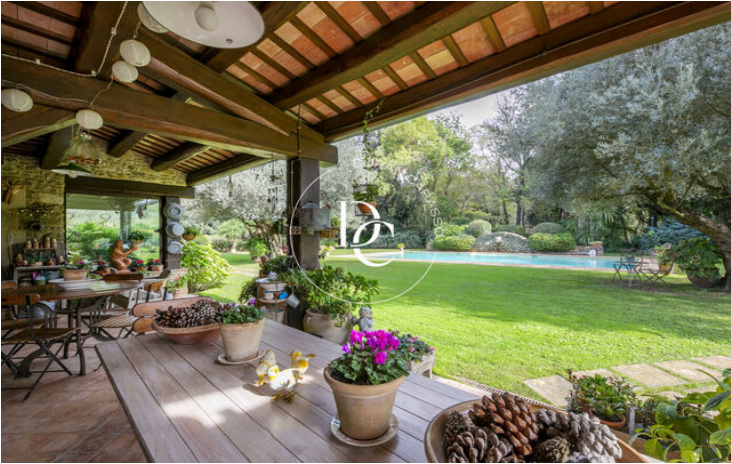
The property enjoys wonderful views of the countryside and has beautiful annexes and gardens, with private woods.

It has a spectacular swimming pool where you can spend excellent moments in summer.

The ground floor is distributed as follows: Beautiful porch, large dining room with lots of sunlight overlooking the garden and pool and with a nice and cozy fireplace, a large kitchen, double bedroom, bathroom, and a room for linen.

First floor distribution: Idyllic suite with access to a large terrace with views of the garden, two double bedrooms (with access to a terrace) and one single that share a bathroom.

Do not hesitate to contact us to schedule a visit to this wonderful farmhouse.





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.