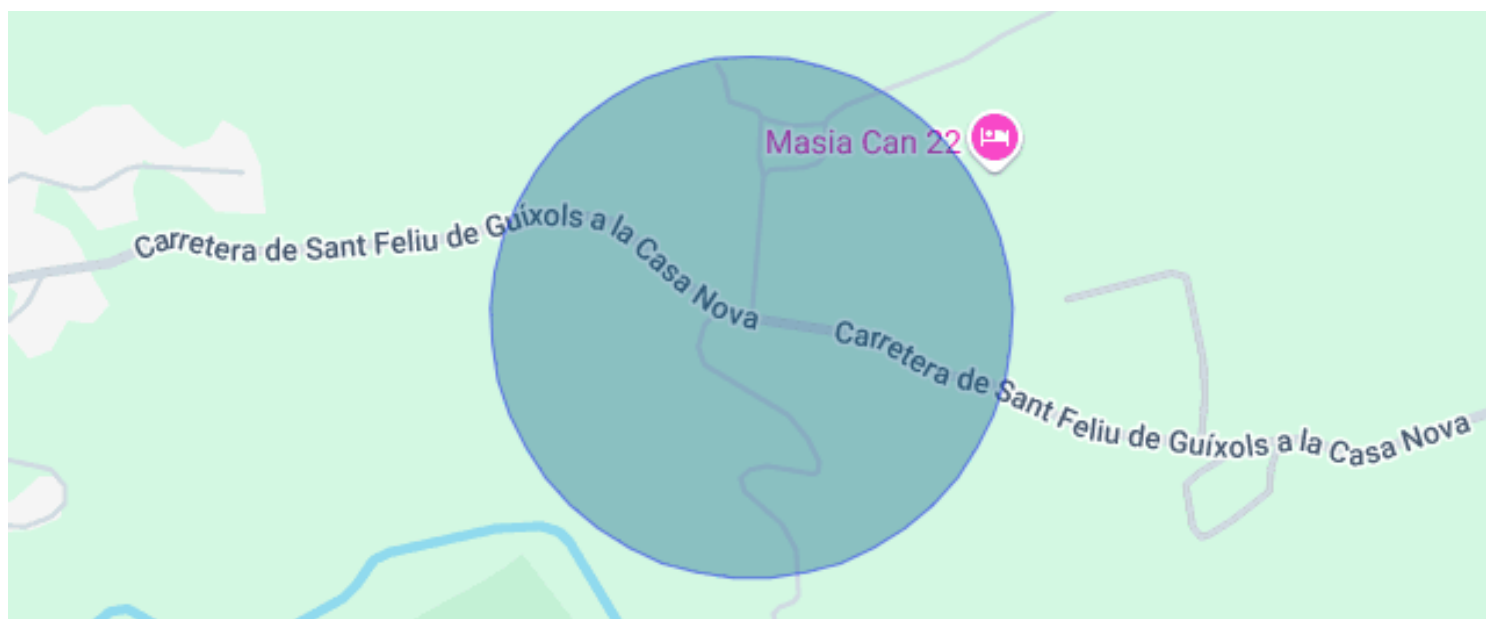




## 844 SQM HOUSE WITH POOL FOR SALE IN SANT FELIU DE GUÍXOLS

Sant Feliu de Guíxols / Baix Empordà

<b>Price</b>	<b>€2,800,000</b>	✓ Pool	✓ Air conditioning
Sur. built	844 m <sup>2</sup>	✓ Heating	✓ Sea views
Sur. util	775 m <sup>2</sup>	✓ Mountain views	✓ Backyard
Bedrooms	10	✓ Parking	✓ Terrace
Bathrooms	6	✓ Outside	✓ Turist license
Plot	24.000 m <sup>2</sup>		
Energy classification	C		
Energy performance index	66.00 kw h/m <sup>2</sup> year		
Emissions rating	C		
Emissions	17.00 co/m <sup>2</sup> year		



## Sant Feliu de Guíxols / Baix Empordà

In Durán Carasso we present this fantastic finca of 24.000 m<sup>2</sup>, located in Sant Feliu de Guíxols, just 3 minutes drive from the beach of Sant Feliu.

We have 850 m<sup>2</sup> built total, divided into several buildings

The main house, of 272 m<sup>2</sup>, next to the pool, has fantastic views of the mountain of the Ardenya and the sea of Sant Feliu. It has 4 double bedrooms, two of them suites, 4 bathrooms, large kitchen connected to the dining room and living room with beautiful fireplace, plus a spacious bright living room with direct access to the garden and pool area.

The second building is a housing for maintenance staff and has 2 bedrooms, dining room, bathroom and kitchen.

Next, parking and cellar of 40 m<sup>2</sup> approximately

The following building is a studio/games room of 130 m<sup>2</sup> that could be enabled to convert into another house of 130 m<sup>2</sup>.

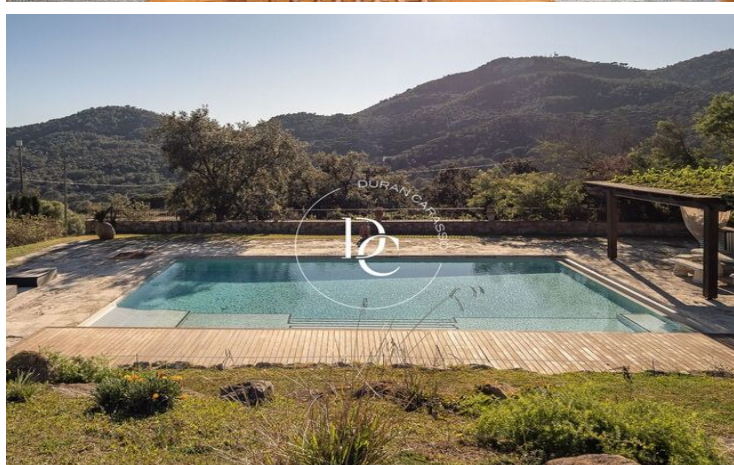
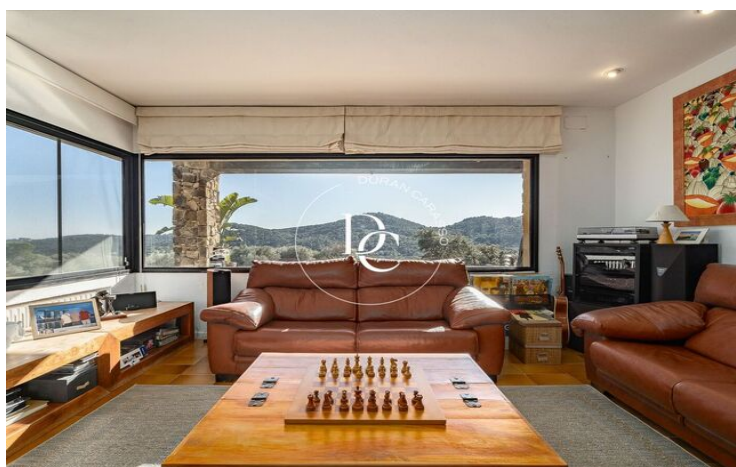
There is also a building dedicated to the games room and storage of machinery used for the maintenance of the farm.

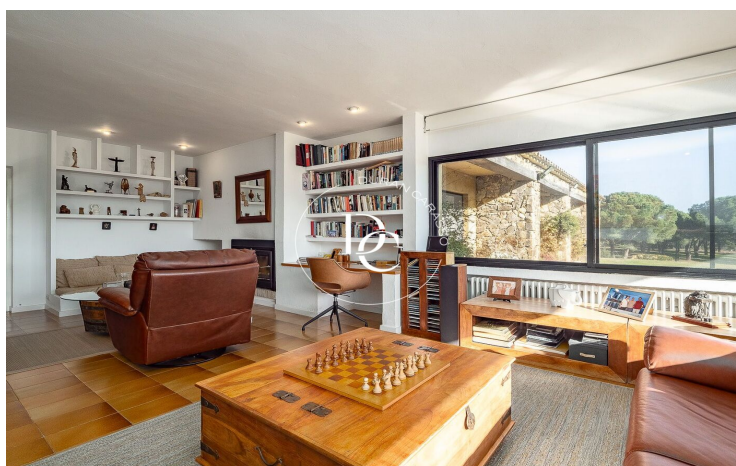
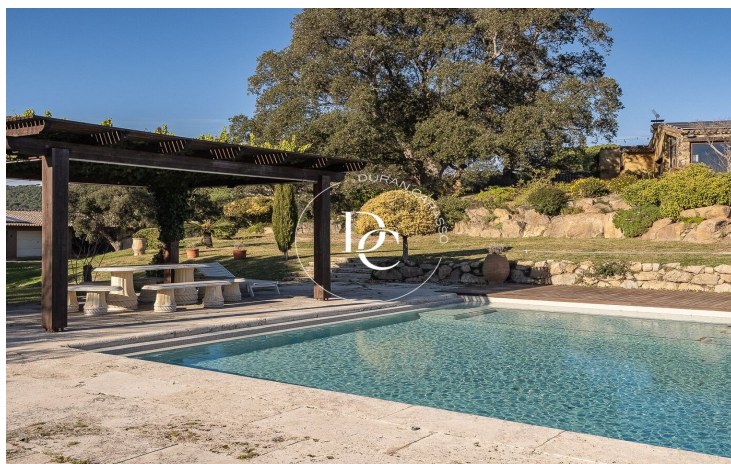
In the upper part of the estate, we find a newly built farmhouse that is divided into 3 bedrooms, living room-kitchen, a bathroom with shower, bath and sauna, and a basement. It also has a tourist license to operate as a rural house and the possibility of long-term rental and events.

In the outside area of the property, we find a beautiful and large swimming pool, 3 water wells (1 of them drinking water and 2 for irrigation). The farm has 51 solar panels and 8 battery cores that provide about 3,500 kWh per month, providing 85% of self-consumption. All houses have high speed internet connection by optical fiber.

In the 2 hectares of land we find 100 olive trees that produce about 250 liters of oil per year, more than 150 pines, fruit and nuts: apple trees, pears, vineyards, fig trees, almonds, oaks, etc., and a garden of 400m<sup>2</sup>

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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.