



## A wonderful gem in a medieval village on the Costa Brava.

Authentic Catalan architecture house from 1887 in the heart of Castelló d'Empuries.

Immerse yourself in the fascinating history of this property, meticulously restored in the last 5 years. From the facade to the ground, the stained glass windows, the walls, and the garage, the house has been transformed, designed, and executed in the last five years by the current owner, into a gem loaded with nuances, without losing its essence and original style of a Catalan house from the 19th century.

Explore every corner of this unique property, from its marvelous interior courtyard, its terrace with awning, its colorful stained glass windows, hydraulic tiles, antique wrought iron grilles, radiators with current technology, stone sinks, marble, herringbone floors, noble woods like chestnut, douglas fir or melissa pine, ancient Cordovan handmade tiles, over 300 years old, to its main suite with a spa on the top floor. Admire the 61 m<sup>2</sup> landscaped central courtyard, which features a well from the original house and a small pond with water lilies, providing a peaceful and

Price: **1.095.000 €**

relaxing atmosphere. Also, a covered area of 35 m<sup>2</sup> with a rustic smoker, to enjoy lunches and celebrations with family or friends. Two entrances, one from the main facade for the 82m<sup>2</sup> garage and 2.90 m high, with a freight elevator and a bathroom, and another from the independent annex studio offered by the property making access easier.

Each floor of the house unfolds its own world, from the main living room with fireplace and typical Catalan architecture arches, offering a warm and cozy atmosphere, the dining room, the kitchen with a central island, from both of which you can access the exterior terrace that offers views of the interior courtyard, a bathroom, and a large pantry that houses the refrigerator and other appliances, on a charming first floor of 87 m<sup>2</sup>, full of charm and exhibiting an infinity of small details, bringing a touch of elegance and sophistication difficult to find currently.

On the second floor, with 87 m<sup>2</sup>, a spacious suite extends with a balcony and a view of the interior courtyard, dressing area, bathrooms, and a central spa surrounded by vegetation, giving it a tropical air to the stay. The room is one of the gems of this majestic property.

From the terrace of the house, a beautiful walkway leads to the annex apartment of about 40m<sup>2</sup> with a loft and a balcony. It has two double beds, a full bathroom with shower, a Jotul brand fireplace, a kitchenette, and a curious removable wardrobe that will surprise you.

This house is a dream come true for history and architecture enthusiasts. Don't miss the opportunity to live a unique experience in this 19th-century house that endures over time, in a natural environment and a medieval village that will captivate you.

Come and visit it and let yourself fall in love forever!

Transaction:	Sale	Category:	House
Situation:	Alt Empordà	Surface area:	404 m <sup>2</sup>
Rooms:	3	Bathrooms:	4 bathrooms
Garage:	82 m <sup>2</sup>	Mains gas:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Courtyard:	61 m <sup>2</sup>
Central heating:	Yes	Plot:	208 m <sup>2</sup>
Balcony:	Yes	Furnished:	Yes