



Located in the tranquil village of Vulpellac, in the heart of the Baix Empordà region, this magnificent property, with 362 m<sup>2</sup> of living space, stands out for its spaciousness and idyllic surroundings. The main house, fully renovated, is arranged over two floors and features a large patio with a barbecue area and a south-facing garden of approximately 500 m<sup>2</sup>, offering stunning views of the Empordà countryside and providing an ideal outdoor space for relaxation and enjoying the outdoors.

From the covered entrance porch, you access the ground floor, where there is a spacious living room with large windows overlooking the garden, allowing plenty of natural light and creating a strong connection with the surrounding landscape. A fireplace adds warmth and character to the room. The kitchen is spacious and functional, with a central island. Also on this floor are a small multipurpose room, a dining room, the entrance hall, two bedrooms, and a full bathroom.

On the upper floor, there are three bedrooms, one of which has access to a large terrace with views of the garden, as well as another full bathroom. The house is equipped with central heating powered by natural gas, ensuring year-round

**Price: 450.000 €**

comfort.

Adjacent to the main house is a separate two-story building. The first floor offers a versatile, open-plan space ideal for use as a workshop, studio, or for any other purpose according to the owner's needs. The patio and garden areas complement this building, creating a harmonious and functional outdoor space.

**APIALIA EXCLUSIVE PRODUCT. PURCHASE EXPENSES NOT INCLUDED: Property Transfer Tax + Notary fees + Land Registry.**

Transaction:	Sale	Category:	Rural house
Municipality:	Baix Empordà	Surface area:	362 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Land:	626 m <sup>2</sup>	Furnished:	Yes