ref. DH-1049-XBiure



A COUNTRY ESTATE TO REINVENT ON THE HILLS OF THE EMPORDÀ

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6.36 hectares of nature, 360 panoramic views and a place full of character.

In the heart of the Alt Empordà, in Biure, discover an exceptional rural estate nestled in a privileged natural setting.

Situated along the top of a ridge, this property enjoys breathtaking 360 panoramic views over the surrounding landscape.

The total area comprises approximately 63,641 m of land, representing more than 6.3 hectares of nature and freedom, made up of a 33,641 m plot and an exclusive right of use over an additional 30,000 m .

At the heart of this privileged setting stand the remains of an old stone farmhouse

Price: **129.000 €**

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17251 Calonge
Girona, Espanya

of approximately 153 m , listed in the Catalogue of Farmhouses and Rural Houses.

An authentic building offering a wonderful opportunity for renovation, while preserving its architecture and history.

The planning information provides for uses including a single-family dwelling and educational leisure activities.

The land extends around the farmhouse and along the ridge, offering privacy, space and many possibilities for creating a project tailored to your vision.

Access is via a short road from the village, followed by a well-maintained forest track.

The electricity connection is approximately 600 metres away. The estate is currently not connected to any utility networks.

A potential location for drilling a well has been identified.

The presence of an old underground shelter on the property adds another unique feature to this remarkable place.

Just 15 minutes from Figueres, 25 minutes from Le Boulou and approximately 5 km from Lake Darnius.

An ideal setting for lovers of fishing, swimming, hiking and unspoilt nature.

Here, time seems to stand still: silence, light and endless horizons create an exceptional atmosphere.

Imagine a character-filled home, a countryside retreat or a hospitality project focused on nature and well-being.

A place to create, share and breathe new life into a building steeped in history.

A rare opportunity for lovers of traditional stone buildings and those seeking to develop an authentic project.

Urban planning documentation and further information available upon request.

Residential Market Pressure Zone: NO

Large Property Owner Status: NO

Asking Price: €129,000

This price:

- Includes agency fees, payable by the seller.
- Excludes taxes and costs associated with the purchase: Property Transfer Tax (ITP) will be payable in accordance with Royal Legislative Decree 1/1993 and the tax regulations currently in force in Catalonia. Notary and Land Registry fees will be charged according to the applicable official fee scales, in accordance with Royal Decrees 1426/1989 and 1427/1989.

Occupancy status: Vacant.

Land classification: Both plots are classified as rural land (suelo rústico).

Rights relating to the existing building: The property includes the remains of an old 153 m building, listed in the Catalogue of Farmhouses and Rural Houses. The planning information provides for its use as a single-family dwelling or for educational leisure activities, subject to compliance with the applicable planning conditions and obtaining the required permits.

Legal notice: Information is subject to verification. All details are provided for guidance purposes only and do not constitute contractual information.Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Situation:	Biure, Alt Empordà
Built area:	63.641 m^2	Useful area:	63.641 m^2
Condition:			