



## Ref: M1263 MAS ROURE - The charm of a farmhouse but located a few meters from an urban center

PALAFRUGELL

1.100.000 €

### DESCRIPTION

Fabulous Catalan farmhouse from the 17th century with enormous possibilities. With the right restoration you can create a spectacular estate. Located near Ermedàs and a few meters from the center of Palafrugell and just 3 minutes from the main beaches of the Costa Brava. Property with 20,000 m<sup>2</sup> of land, consisting of several buildings with a total constructed area of 1,180 m<sup>2</sup>, of which the main house occupies 590 m<sup>2</sup> and the rest is occupied by various agricultural warehouses, sheds,... Plots with oak trees, an old mill, crop fields, ..... The main house, distributed over two floors, has a large dining-living room, kitchen, five bedrooms, 2 bathrooms. Access to a fabulous terrace and porch, ideal for lunch or dinner on hot summer nights. Possibility of doing rural tourism or leisure education business. It also has a garage, large outdoor parking areas, stables/stables for the animals. Various water wells. By eliminating the current sheds and agricultural warehouses, the 590 m<sup>2</sup> of the main house could be expanded with a second home (adjacent or separate from the main one) of up to 300 m<sup>2</sup>. In short, for lovers of nature and tranquility, this is a wonderful opportunity to acquire a property located very close to an urban center but enjoying the tranquility and privacy of a farmhouse.

## General

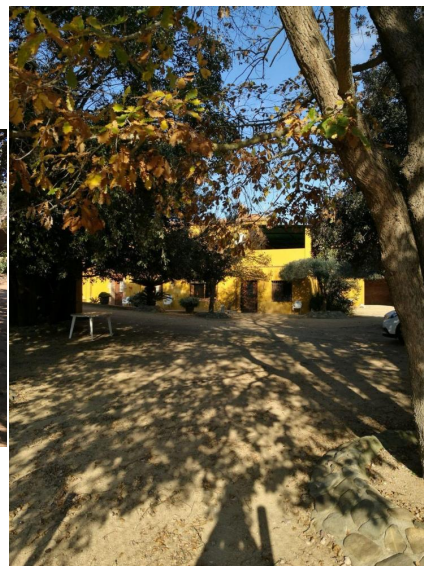
Type of Property: **Country house** m2: **590**  
m2 plot: **20000** Distance from the beach:  
Year of construction: Type of pool: **Private**  
**1915**  
Views: **Panoramic view**

## Characteristics

Number of rooms: <b>5</b>	Toilets: <b>0</b>	Bathrooms with bathtub: <b>2</b>
Bathrooms with shower: <b>0</b>	Double beds: <b>0</b>	Single beds: <b>0</b>
Bunk beds: <b>0</b>	Cribs: <b>0</b>	Sofa beds: <b>0</b>
Type of kitchen:		

## Other Features

Terrace



# ■ C O R R E D O R   M A T Ó ■

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