

Spain, Catalonia, Costa Brava

A treasure to Darnius

Private property to sell:

Large, rustic, completely renovated village house +Pool, that is situated in the heart of the village of Darnius and 9000m² land (3 parcels).



Image 1: Western view of the house

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House

This charming property was built in 1796. Due to a complete renovation it offers modern comfort on 155m² living space.

There is an additional guest-apartment of 56m². The pool and a pool-house is situated at the back of the house, it offers a beautiful unspoiled view at the landscape.



Image 2: Front



Image 3: Back & View

First Floor

The first floor has a large living room (47 m²), two bedrooms as well as a bathroom with shower. View on the entire market-place and the pool.



Image 4: Living room west



Image 5: Living room east

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Image 6: Bedroom

Ground Floor

The ground-floor is split into a large fitted kitchen (18 m²), a dining-room (17 m²), a salon with fireside, a bedroom with bathroom and a dressing-room. The large terrace (40 m²) offers an unspoiled view on the beautiful landscape and the pool. There is also a practical store-room for garden-furniture on the terrace.



Image 7: Dining-room



Image 8: Salon

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Image 9: Balcony



Image 10: Kitchen



Image 11: Bedroom

Ground Floor East

A large 1 ½ room guest-apartment (56 m²) with a separate entrance is situated on the eastern side of the house. The comfortable apartment offers a fitted kitchen, a double bed and two separate beds as well as a large bathroom with shower and a washing machine.



Image 12: Entrance area



Image 13: Living room



Image 14: Bedroom



Image 15: Bathroom

Garage & Basement

The garage, approximately 3,2 x 11m large and covered by ceramics, could be transformed into living space, as it has an entrance to the guest-apartment. The large vault basement, ideal for storing wine, offers sufficient store room.



Image 16: Garage



Image 17: Basement

Grund plan

Darnius Parterre 1:100 5.1.92

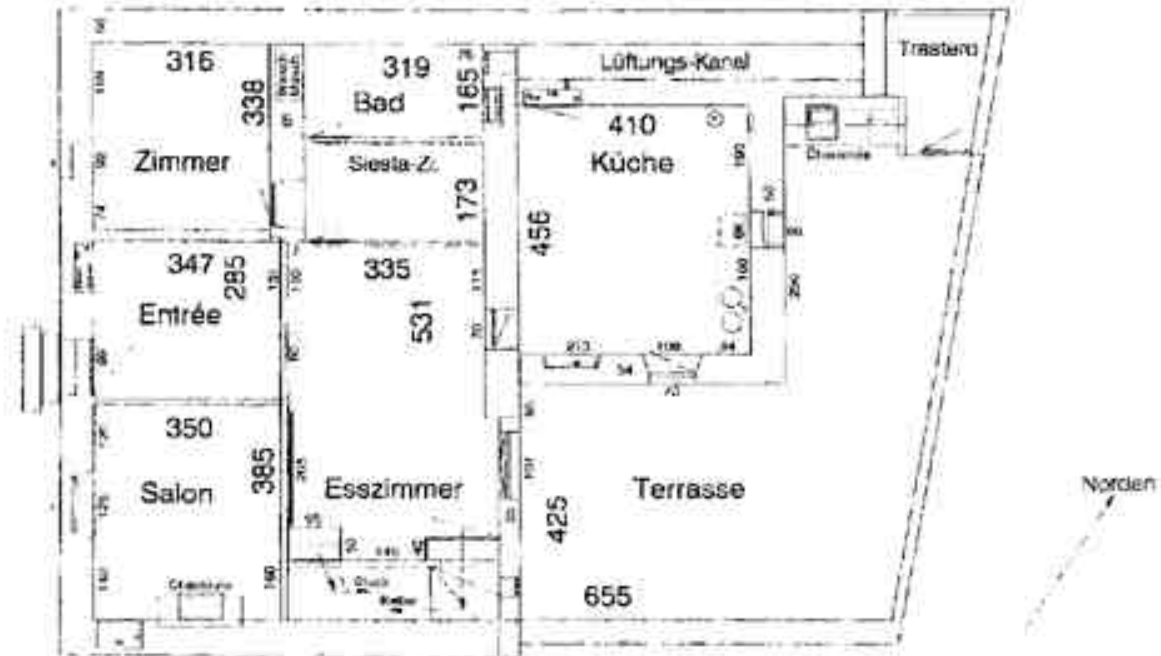


Image 18: Ground floor

Reihen-Einfamilienhaus

Darnius, Spanien, 1. Stock 1:100



Image 19: Upper floor

Pool & Garden

The swimming-pool (4x8m) with roman stairs and a pool-house with bathroom, toilet + shower offer luxurious comfort. The property also includes a small vegetable garden as well as a 300m² large area, (12x20m building area) that is at present planted with palm tree and roses.



Image 20: Pool



Image 21: Pool-house



Image 22: Garden

LAND

The additional land is located outside the village and can easily be reached by car:

- Las Planes: 1350m² vegetable garden , water basin 40m³, 1.5km distance from Darnius
- La Deu: 2350m² vine-yard unplanted, 1.5km distance
- Can Fabas: 6000m² Olive-garden and forest situated on a beautiful hill, 3km

Surroundings

The beautiful village of Darnius has approximately 500 inhabitants and is surrounded by cork-oak woods and walking paths. Within minutes you can reach a grocery-store, a bakery, restaurants and a bank.

Only 2km away there is a beautiful reservoir-lake which offers bathing and fishing opportunities. The softly sloped beach at the lake restaurant is specifically suited for children and the lake only permitted for rowing- or electrical boats.

The area also offers a swimming pool, tennis court, restaurant and is situated only 1,7 km away.

The sea at Ampuria-Brava can easily be reach within approximately 35 minutes and offers enough free parking spaces directly to front of the large beach. Moreover, you can reach the beautiful town of Figueres, where you can take a walk through the pretty pedestrian zone, make use of the excellent infrastructure and visit the unique Dali museum. Golf course in Perelada, 21km.



Image 23: Reservoir lake

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Image 24: Tennis court

Data & Price

<i>House:</i>	Terraced house with natural stone masonry, 65cm Oil-central heating , boiler, oil tank 1500litre Double windows Electric or metallic shutters
<i>Interior:</i>	Ceramic floor Walls: White rough-cast First floor living room with wood ceiling Ground-floor ceiling with wooden beams Studio, Garage basement ceiling vault
<i>both kitchen:</i>	Granite , dishwasher, Ceramic hob Oven with microwave or mob. el. grill
<i>2 Bath rooms:</i>	washing machines
<i>Connections:</i>	TV+Astra-Sat.-receiving set./radio/tel. ground-floor and studio Current 220 volt, 4.7 kW
<i>Price:</i>	330'000.- €net, included. whole furnishing. (+ notary costs)

Contact

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