



**Ref: M2356 MAS TEIXIDOR - Exclusive  
completely renovated farmhouse in Baix  
Empordà  
FORALLAC**

**4.900.000 €**

## DESCRIPTION

Exclusive farmhouse completely renovated (rustic-modern style), by one of the most recognized architects in the area, located in the lower part of the protected natural park of Les Gavarres. The property consists of a large entrance hall that gives access to two large living rooms in the same space with two fireplaces (one for each living room area), in one of those there are stairs that allow access to the upper floor where we find a desk area with views, which can also be accessed from the master bedroom. On the same ground floor we also find a large kitchen, a guest bathroom with a shower, a double en suite bedroom, a large terrace, a cellar, a large pantry, a games room and a service/staff bedroom. On the upper floor we find 6 double bedrooms, all of them with en suite bathrooms, some of them with access to a large terrace where you can enjoy the majestic views of the Empordà. As previously mentioned, from the master bedroom we can access a nice desk area. The property has several fireplaces: in certain bedrooms, in the living rooms, in the kitchen, at the entrance to the farmhouse. The farmhouse offers the luxury of enjoying great natural light thanks to the large windows it has. The total constructed area, with annexes and sports areas, boasts 1,008 m<sup>2</sup>. From those the house disposes 595 m<sup>2</sup> and a land area of 45,075 m<sup>2</sup>. The farmhouse has two water wells, propane gas heating, as well as air conditioning splits (hot-cold) in the bedrooms. Outdoor Area: It has a large garden area where you can enjoy several summer porches, one of them and at the same time the most splendid is located in the pool area, which has saline water, has a barbecue area, tennis court, paddle tennis, a

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closed garage for several cars, a warehouse-work area, a room with a bathroom and fireplace currently used as an office, a technical area. Without a doubt one of the most exclusive properties in the area, don't miss the opportunity to visit it, you will love it!

## General

Type of Property: **Detached house / Villa** m2: **1008**  
 m2 plot: **0** Distance from the beach:  
 Year of construction: **2008** Type of pool: **Community**  
 Views:

## Characteristics

Number of rooms: **8** Toilets: **0** Bathrooms with bathtub: **9**  
 Bathrooms with shower: **0** Double beds: **0** Single beds: **0**  
 Bunk beds: **0** Cribs: **0** Sofa beds: **0**  
 Type of kitchen:

## Other Features

Terrace Garage

