



## ULLÀ LOFT

### 17th-Century town House with Pool & Tourist Licence (HUTG)

In the heart of the Baix Empordà; where medieval villages, golden fields and the essence of the authentic Costa Brava come together; you will find this exceptional 17th-century village house, meticulously restored to offer modern comfort while preserving its historic soul.

A truly unique property that blends tradition, contemporary design and a privileged location. Every detail has been carefully crafted to provide light, comfort and serenity.

A Perfect Balance of History, Design and Comfort  
The home retains its original structure, showcasing the charm and character of traditional Empordà; architecture. At the same time, it incorporates contemporary elements; high ceilings, open spaces, large windows and a flexible layout; that transform it into an elegant, functional and luminous residence.

Sliding panels allow you to adapt the space to every moment: create a loft-style open floor plan or separate the rooms for added privacy. The design is tailored to modern living while preserving the unique character that defines the property.

The house features 3 spacious bedrooms, 2 fully renovated bathrooms, and a bright living area where natural light takes centre stage. Large glass doors connect the interior to the outdoors, ensuring a seamless flow between the two. At the rear of the property, a sun-filled terrace and a private garden with swimming pool offer a peaceful oasis to enjoy the Mediterranean climate; perfect for relaxing, reading, sunbathing or entertaining in complete privacy.

A Rare Advantage: Official Tourist Licence (HUTG)

The property holds an active tourist licence (HUTG); a highly valuable asset in this region and an exceptional opportunity for buyers seeking a home that offers both personal enjoyment and excellent rental income potential. Its design, charm and location make it ideal for premium holiday rentals.

An Exceptional Setting

Living in Ullà; means embracing the tranquillity and authenticity of a traditional Empordà; village, surrounded by nature, countryside and some of the Costa Brava's most iconic landscapes.

Just a few minutes' drive away are some of the area's finest beaches and natural sites:

L'Estartit and the Medes Islands

Pals Beach

La Gola del Ter, a spectacular natural sanctuary

You are also close to medieval gems such as Pals and

Transaction	Sale
Category	Loft
Municipality	Baix Empordà
Surface area	200 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Terrace	Yes
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Air conditioning	Yes
Land	243 m <sup>2</sup>
Furnished	Yes

690.000 €



**G** - 370 kWh/m<sup>2</sup>  
**E** - 44 kg CO<sub>2</sub>/m<sup>2</sup>