



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:

• Estartit and the Medes Islands

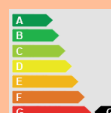
Pals Beach

La Gola del Ter, a spectacular natural sanctuary

You are also close to medieval gems such as Pals and

Transaction	Sale
Category	Loft
Situation	D'en Bous, Ullà, Baix Empordà
Built area	200 m ²
Condition	Restored
Rooms	3
Bathrooms	2 bathrooms
Terrace	Yes
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	243 m ²
Furnished	Yes

690.000 €



G - 370 kWh/m²
E - 44 kg CO₂/m²