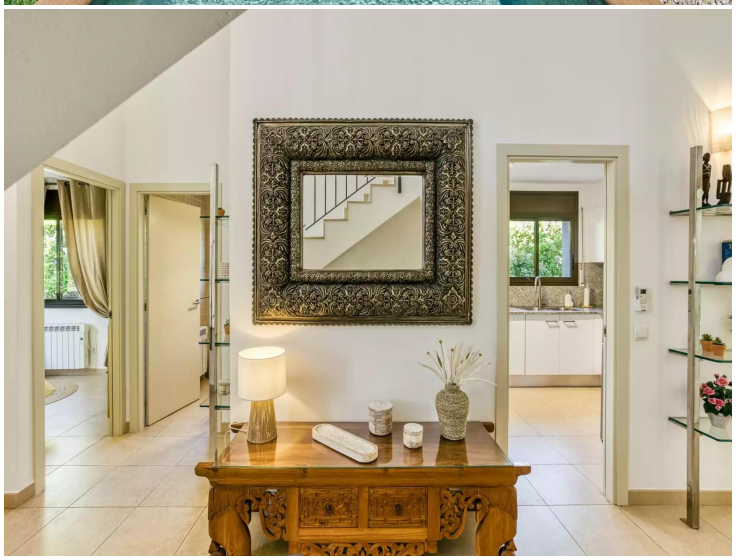
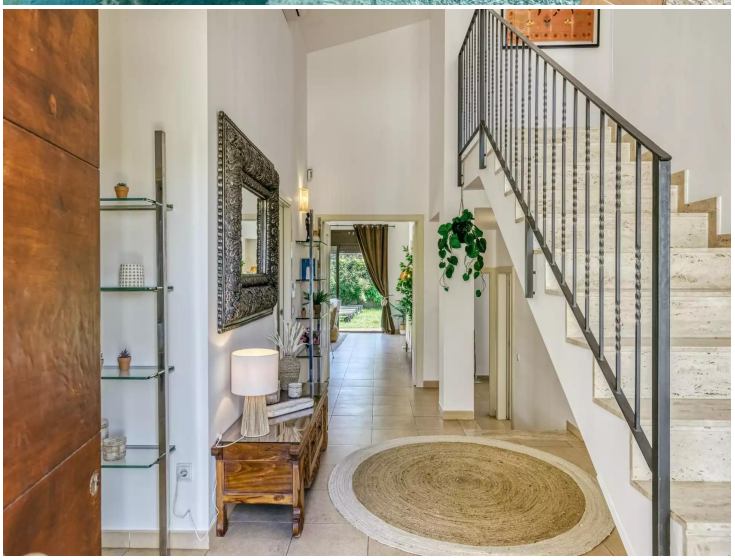








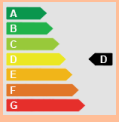
Emporda Hideaway

Empordà Hideaway with lovely garden with pool and tourist licence

This magnificent stone house is located in Madremanyà, one of the most charming medieval villages in the Empordà, within the sought-after "Golden Triangle". Its location lets you enjoy the essence of the countryside in complete peace and quiet, while staying close to basic services, such as a small shop in the village itself.
The house has three bedrooms and two bathrooms, a perfect option for small families and for couples looking to unwind on a winter getaway or make the most of the summer. It also has a swimming pool, a much-valued feature that makes every stay even more enjoyable.
The interior is warm and welcoming, with a living room with fireplace that invites you to relax and a sitting/dining area designed for sharing time together. The kitchen, the living-dining room and the spacious laundry room have direct access to the garden, so indoor comfort and outdoor enjoyment go hand in hand.
On the practical side, the house offers parking in front of the property and a double garage, which is very versatile. It is especially useful for cyclists, as it allows you to store your equipment comfortably and use the property as an excellent base for exploring the area.
Living in Madremanyà combines tranquillity with good connections. Stroll through its old town, drive around the surrounding villages and, if you enjoy cycling, ride some of the best routes on the Costa Brava, on quiet, safe roads.
A key selling point is that the house has a tourist licence, which makes it an interesting investment opportunity. It offers great quality for holiday stays and is legally authorised for tourist rental. The property is about 30 minutes from the beaches, 30 minutes from Girona and 1 hour from Barcelona.
In short, a charming house, with bright spaces, a garden woven into daily life and, above all, attractive rental potential thanks to its tourist licence.

Transaction	Sale
Category	Single family house
Situation	Mossèn Jaume Marquès Casanovas, 1, Madremanya, Gironès
Built area	179 m^2
Condition	Perfect condition
Rooms	4
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Garden	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	536 m^2
Balcony	Yes
Furnished	Yes

725.000 €



D - 104 kWh/m^2
C - 22 kg CO_2/m^2