



HORTA D'EN ROURA

Original farmhouse in privileged location with enormous potential to rehabilitate

We invite you to discover this magnificent 17th century Catalan farmhouse, a true architectural treasure located in a unique setting, in Palafrugell, in one of the most desirable areas of the Baix Empordà. With a plot of more than 20,000 m²;, this estate offers the perfect combination of the peace and privacy of nature and the proximity to beaches, services and urban centres. The most idyllic coves of the Costa Brava and the picturesque villages of the region are only 5 minutes away by car, which makes this property an unbeatable option for both living and investment.

The completely flat plot is dotted with majestic holm oaks, large fields of crops and an old mill that add a touch of historical charm. Enjoy the tranquillity of the large porch and terrace, ideal for al fresco dining or relaxing while taking in the panoramic views. The estate also offers a laundry room that can be converted into a swimming pool, large outdoor parking areas, stables and multiple outbuildings that offer endless possibilities.

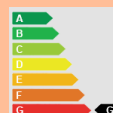
The main farmhouse, with 590 m²; distributed over two floors, has preserved all the character of traditional Catalan architecture. On the ground floor, you will find a large living-dining room with fireplace, a separate kitchen and various multifunctional rooms that offer great potential for redistribution. On the upper floor, there are five bedrooms and two bathrooms. It also has annexes that increase the constructed area to 1,180 m²;, which opens the door to a variety of uses: from storage to the creation of new living spaces.

This property stands out for its versatility and its great potential to develop different projects. From a luxurious private residence, a boutique hotel or equestrian centre, to a rural tourism business, the options are endless. The current regulations allow for an extension of the construction of up to an additional 300 m²;, either by adding more surface area to the main house or in independent buildings. In addition, the property has its own water wells and enjoys an excellent south-east orientation, which guarantees abundant natural light throughout the day.

Located in Palafrugell, the farmhouse has excellent connectivity with all the necessary services: supermarkets, schools, medical centres and more. The stunning beaches of Calella, Llafranc and Tamariu are just a few kilometres away, as are golf courses, marinas and other places of interest on the Costa Brava.

Transaction	Sale
Category	Country house
Municipality	Baix Empordà
Surface area	590 m ²
Rooms	5
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Garden	Yes
Central heating	Yes
Air conditioning	Yes
Land	20.830 m ²
Balcony	Yes

1.100.000 €



G - 398 kWh/m²
G - 103 kg CO₂/m²