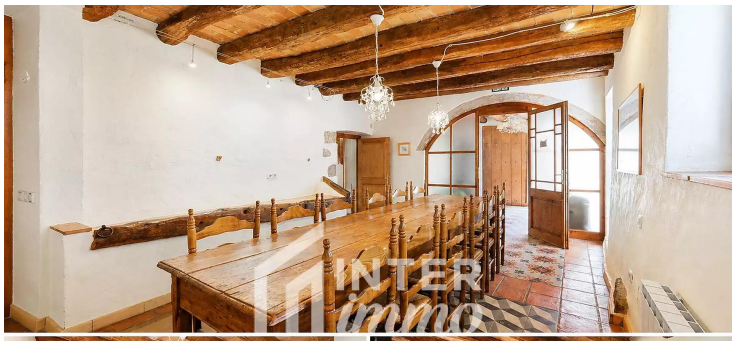
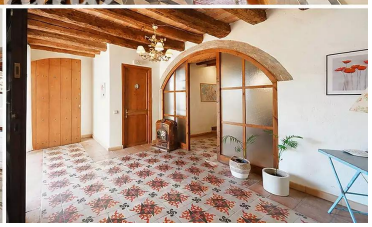
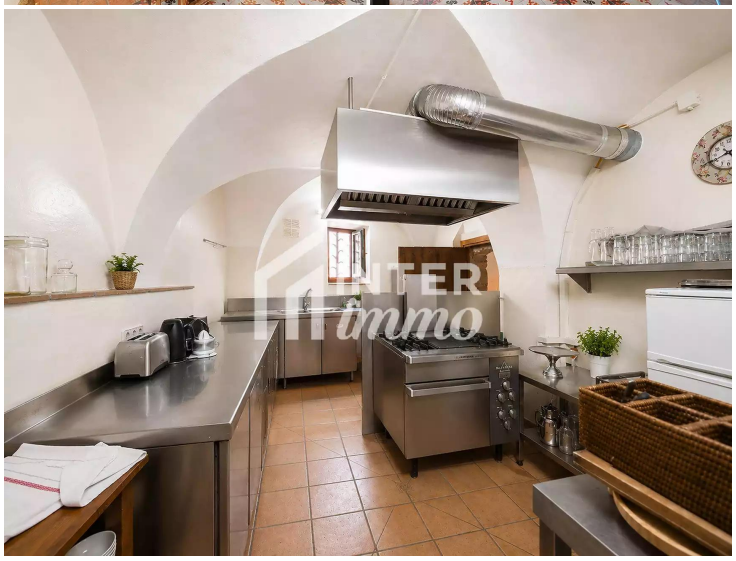












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16th-century farmhouse with rural tourism licence in Fortià

Located in the heart of the village of Fortià, this extraordinary 16th-century listed farmhouse is a truly unique property where history, traditional architecture and modern comfort come together to create an exceptional home.

Offering approximately 236 m² of built area on a 329 m² plot, the property has been meticulously restored while preserving all of its original character. Its impressive exposed oak beams, natural stone walls, restored hydraulic tile floors and numerous centuries-old architectural features give every room its own unique charm and personality.

The property holds a Rural Tourism Licence, offering the opportunity to develop an exclusive rural accommodation business without having to apply for the required licence. An outstanding opportunity for both investors and those wishing to combine private living with a tourism-related activity.

The main house offers generous living spaces, including an elegant living room with fireplace, a spacious dining room, a professional-style kitchen and a delightful terrace overlooking the village church square.

The property features 5 bedrooms and 5 bathrooms, as well as a self-contained apartment with an open-plan living and dining area, open kitchen and two double bedrooms, each with its own bathroom. It also includes a separate private residence arranged over two floors with independent access, making it ideal for owners, family members or on-site management.

Thanks to its layout, features and existing licence, this unique property offers a wide range of possibilities, including a rural tourism business, boutique hotel, charming guest accommodation or an exclusive private residence.

Additional features include mains gas central heating, double-glazed exterior joinery, ventilation in all bedrooms, air conditioning in the private residence and solar panels for improved energy efficiency.

A truly exceptional property for those seeking a home full of history and character, with outstanding tourism potential in a privileged location.

Key Features

• Listed historic 16th-century farmhouse

• Rural Tourism Licence

• Approx. 236 m² built area

• 5 bedrooms

ref. 6566

Transaction	Sale
Category	House
Situation	Carrer Major 9, Fortià, Alt Empordà
Built area	236 m^2
Condition	Good condition
Rooms	9
Bathrooms	9 bathrooms

798.000 €



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