



## HOUSE WITH LARGE PLOT IN PALAU DE SANTA EULÀLIA

In the charming village of Palau de Santa Eulàlia lies this property featuring a masía dating back to 1836 and a large plot of land located just a few meters away, offering multiple possibilities. The property has a built area of 359 m<sup>2</sup> spread over several floors and retains the original character of period houses, with stone walls, high ceilings, wooden beams, and spacious rooms. The ground floor, measuring 103 m<sup>2</sup>, is currently used as storage and preserves areas with stone vaults that add significant architectural value. The first floor, with 134 m<sup>2</sup>, houses the main living area, including a kitchen, dining room with fireplace, and several rooms that can be adapted to different uses. The upper floors, measuring 91 m<sup>2</sup> and 31 m<sup>2</sup> respectively, contain additional bedrooms and provide access to a large terrace with open views of the natural surroundings. The land, with a total area of 6,137 m<sup>2</sup>, combines urban and rustic sections. Its flat and sunny layout makes it ideal for a vegetable garden, landscaped garden, leisure area, or even new development projects in accordance with urban planning regulations. The property offers peace and privacy, surrounded by nature and with easy access to Figueres, the Costa Brava, and nearby towns. A wonderful opportunity for those wishing to restore a historic masía and transform it into a family residence, rural accommodation, or a unique project in the heart of the Empordà.

Transaction	Sale
Category	House
Situation	Carrer De l'Esglesia, 1, Palau de Santa Eulàlia, Alt Empordà
Built area	359 m <sup>2</sup>
Occup. cert.	
Condition	To Restore
Rooms	3
Bathrooms	1 bathroom
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Plot	6.137

380.000 €

