



Rustic property with modern architecture. Sunny position and on a large plot of land in a small village in the Alt Empordà, in the middle of vineyards. Spectacular views of the village and the Pyrenees.

DISTRIBUTION Ground floor : Entrance hall, living room/dinning room with fireplace. Fully equipped kitchen, laundry room. One double bedroom with dressing room and bathroom with Italian shower. Garage. Terrace with porch and large garden. Attic : Large 60m2 space that is currently part office and part living room with fireplace. **OBSERVATION** Property of 380m2 set on 10000m2 of land. Access to the house is through the large, fully fenced garden. The house has oil central heating and air conditioning. The garage has space for 4 cars and the front garden has a 16 x 4 mts swimming pool and BBQ area. The property is set amongst vineyards with incredible views of the village, vineyards and mountains. The municipality of Mollet de Peralada is situated in the Comarca Alt Empordà and has a good connection to the highway to France. Mollet de Peralada is located in the midst of the villages Rabós and Garriguella, as well as Peralada and Capmany, and is limited by Espolla in the south. The municipality is characterized by agriculture as olive trees and grape vines are mostly cultivated. The picked grapes and olives are processed into wine and olive oil at the cooperative society of Empordà. Furthermore, they are commercialized under guaranteed indication of origin.

NEIGHBORHOOD:

Hospital : 4 minutes by Car