



This stone house in Catalan country-style built in 2004 offers all the modern conveniences. On a plot of 1360 sqm with pool and large sun terraces on the edge of a small traditional village not far from the beautiful beaches of Sant Pere Pescador, it offers a Mediterranean atmosphere for a relaxed life under the southern sun.

**DISTRIBUTION :** Ground floor: The ground floor is distributed in large hall. Fully equipped kitchen (Kitchen equipment: coffee maker Dolce Gusto, electric coffee maker, electric kettle, toaster, mixer, microwave, oven, fridge with freezer, dishwasher, washing machine, etc.) and separate dining room. A full bathroom. A large and bright living room with fireplace, satellite television (Dutch, Belgian and French) and Wifi. Through a double glass door you reach a covered terrace with very comfortable outdoor seating. From the terrace you have a beautiful view over the salt pool of 8 x 4 meters and the Mediterranean garden of easy care. The entire property is hidden from view by a dense hedge. A summer kitchen covered and with barbecue. First floor: On the first floor is an office area on the mezzanine. Four double bedrooms, a dressing room and two bathrooms. The house is very charming with its many precious details, high ceilings and charismatic stone walls even indoors. The floors are of uniformly decorated tiles and everything is in the best condition.

**OBSERVATION :** House of 350 m2 of housing on a plot of 1360 m2. Access to the house is through the large garden, fully fenced. The house has automatic garage and gate, sunblinds, decalcification system, central heating with town gas, garden lighting, automatic watering by private well with pump, aluminium double glazing and alarm system. Surrounded by woods and meadows, on the edge of a small Catalan village, you will find in this place peace and relaxation. The private driveway has plenty of room for cars and, as the villa is at the end of a cul de sac, there is very little passing traffic. The sea is only 10 minutes and the white peaks of the Pyrenees are visible on the horizon. A perfect property for holidays, leisure or as a family house all year round on the Costa Brava.

**ENVIRONMENT :** Torroella de Fluvia is next to the River Fluvia as near some of the most attractive beaches of the Costa Brava. The nearest is the Sant Pere Pescador and the most spectacular, the Sant Martí de Empúries, with its breakwater coves, its Greek and Roman ruins, and its promenade, which extends to L'Escala. The whole area can also be cycled. More wilderness lovers can find the adventure exploring the natural park of Cap de Creus and the protected space of the Great Muntanya. "Casa del Campo" is an excellent place from where to explore the region and enjoy all that it offers: the 3 Dalí museums (the Dalí Museum in Figueres, its residence in Port Lligat of Cadaqués and the castle of Púbol in La Pera), the natural park of the Garrotxa, the Eastern Pyrenees, various medieval walks from village to village, and monastery in monastery, and a magnificent sea and mountain kitchen: a landscape and a welcome worthy of a land that has been for many centuries a crossroads of cultures and armies. In any season of the year there is much to do: enjoy the markets and fiestas in the nearby villages, visit the ruins of

Empúries and Ullastret, stroll along the river Fluvia or the marshes of the natural park of the Aiguamolls. All kinds of sports activities can be found; hiking, cycling, diving, parachuting, go-karts, horseback riding, sailing, windsurfing, golf, tennis, water sports, kayaking, boat trips, jet skiing, amusement park, spa, vineyard, kite surfing and much more. Also very close in the town of Ventallo we can do kayak by the river Fluvia during 2.5 hours until arriving at the town of Sant pere Pescador. PRICES : Weekly rentals from 1.950€ to 2.400€ depending on dates.Charges for the sheetd and towels 15€ per person per stay (optional)Charges for final clean 200€Tourist tax payable for your stay equates to 1€ per person per night (over 16 years only) payable for a maximum of 7 nights.Deposit of 600€ wich is refundable after your stay if there have been no damage/breakages.25% Deposit payment required by bank transfer to confirm the reservation and the balance is due 2 months before the start of your holiday.