



### Diseminado, 8, Pedret i Marzá, 17493

Large rustic property, on the ground floor, located in Pedret i Marzá with 374 square meters built and divided into 3 buildings, the main house, a half-renovated warehouse that could be an independent apartment and a shed located on one of the pasture plots. In total 20,166 m2 of land surround the property.

The main house, fully fenced, consists of 207 square meters built and has a lot of light. In it we find, all on the ground floor, a hall, a large living-dining room with access to the pool, an independent kitchen with an island and access to the Chill-Out area, three double bedrooms, a single bedroom, a complete bathroom with a bathtub, and a courtesy toilet. A set of terraces and garden areas surround the property, as well as a pleasant 4 x 8 meter swimming pool, a bar and a barbecue area. The property has a basement with different storage rooms, a laundry room and a machine room, where all the batteries from the solar panels that provide electricity to the property are stored. Attached we find a building of 94 m2 built, which is half renovated, with the intention of becoming an independent apartment. The property is surrounded by a land of 20,166 square meters and fully fenced, divided into:-An area set up as a farm for different animals such as chickens and sheep.-An agricultural land for cultivation use with a private well.-An agricultural land for use in cultivation a few meters further from the farm.Extras: Oil central heating, wood stove, solar panels, water wellThe rustic property is located 20 minutes from the sea, 15 minutes from Castelló d'Empúries and 10 minutes from Figueres.