



**DO YOU WANT TO COME AND LIVE IN NATURE AND 345.000 €
IN A FARMHOUSE WITH A LARGE GARDEN? COME
AND SEE ME, I WILL SURPRISE YOU...**

APIALIAL EXCLUSIVE - LA CELLERA DE TER - EL PASTERAL Charming two storey farmhouse in the village of La Celler de Ter (province of Girona), in a very quiet environment called El Pasteral, next to the river Ter. The house is built on a plot of 2,000 m² completely closed, and also has water from the irrigation canal, as well as its own well duly legalized, with water for consumption. On the ground floor, this beautiful stone house has several rooms, and is distributed in a large kitchen with fireplace and dining area, a separate living room with another fireplace and lots of natural light, another living room for daily use, in addition to a spacious pantry with direct access from the street, and with access to the garden. Complete this floor, a guest toilet, equipped with shower and also outside. On the upper floor, connected inside, we find a spacious distributor with windows and lots of natural light, from which we can access the 3 bedrooms, all doubles, the main one being very large and outside the garden and the street where the main access. On this same floor, this beautiful and cozy house has a bathroom with bathtub, exterior and a skylight on the ceiling, to take advantage of natural light. All the spaces and rooms of the house, are exteriors with good ventilation and views. While the house needs to be updated in some ways, it has individual heating by diesel and radiators in all rooms, with a modern and functional boiler, which also supplies hot water to the house. The

Transaction:	Sale	Category:	Country house
Situation:		Surface area:	250 m ²
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Central heating:	Yes
Plot:	2.000		















































