



**For sale: House with garden and terrace in  
Boadella - Alt Empordà**

**325.000 €**

Located in this peaceful Empordà village, we find this charming 164m<sup>2</sup> rustic house. Dating back to 1845 and restored in the early 2000s, it seamlessly combines the charm of traditional architecture with the comforts of a respectful renovation. Its stone façade and carefully preserved interior design make it a unique home in its style.

Upon entering the property, a welcoming covered porch greets us. The ground floor, featuring authentic vaulted ceilings, consists of a spacious entrance, a large open-plan area that includes the living room with a fireplace and the dining room, a functional kitchen with an office area, and a guest toilet.

A beautiful staircase leads to the first floor, where wooden beam ceilings create a warm and cozy atmosphere. This level houses the night area, with three spacious bedrooms, a large bathroom equipped with a double sink and bathtub, and a generous terrace overlooking the garden.

The 323m<sup>2</sup> garden plot is located just a few steps from the house, separated by a minimal two-meter distance, offering an ideal outdoor space to enjoy the tranquility and natural surroundings.

This home is perfect for those seeking the authenticity of a rustic house with all modern comforts in a unique setting.

APIALIA product.

Transaction:	Sale	Category:	House
Municipality:	Alt Empordà	Surface area:	164 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Washing machine:	Yes	Terrace:	Yes
Land:	94 m <sup>2</sup>	Furnished:	Yes



























































