



## Fully renovated farmhouse for sale in Cruilles

**1.750.000 €**

Can Merla, fully renovated 1853 farmhouse

Fabulous rustic property located in the hills of Santa Pellaia, in the municipality of Cruilles. Can Merla is a private paradise, isolated from the noise of the world.

It consists of two floors of about 250 m<sup>2</sup> each, plus 80 m<sup>2</sup> of storage spaces. The property offers all modern comforts thanks to the complete renovation carried out 15 years ago. Each of the 6 bedrooms has its private bathroom, in addition to the two guest toilets. The spaces are generous in all rooms.

On the ground floor, we find a huge living-dining room, a large modern rustic-style kitchen with a 5-burner hob, a meeting room or games room, a TV room, an office, an independent apartment with its American kitchen and night area, and a courtesy toilet.

The first floor is composed of a large hallway with high ceilings and skylights, 5 suites with private bathrooms and a dressing room. Each bedroom has its own style and is decorated with the many souvenirs that the owner brought from her travels around the world.

The entire farmhouse features authentic stone walls. As for the views, from the west-facing front terrace, the view extends to the Monseny, 40 kilometers away, covering the entire region.

Can Merla is a self-sufficient property. It has electricity thanks to a park of 36 solar panels recently installed and new batteries that would allow, if desired, the installation of air conditioning in the house. It also includes two wells that feed a 45 cubic meter tank, providing water to the house throughout the year. In case of a power outage, it has a generator and a gas tank for central heating.

The buyer of this estate must enjoy peace and privacy. To reach the entrance of the property, coming from Cassà de la Selva, it takes 7 minutes by road and between 8 and 10 minutes on a dirt road perfectly adapted for SUVs, without the need for a 4x4.

Additional expenses not included: 11% transfer tax, notary, and property registration fees.

Transaction:	Sale	Category:	Country house
Municipality:	Baix Empordà	Surface area:	580 m <sup>2</sup>
Rooms:	6	Bathrooms:	6 bathrooms , 2 toilets
Washing machine:	Yes	Utility room/area:	Surface area
Terrace:	Surface area	Swimming pool:	Yes
Central heating:	Yes	Land:	180.000 m <sup>2</sup>



























































