GOERTZ & PARTNER
REAL ESTATE

**ref. v484**



# Historic rural estate with 7 dwellings on the banks of the Fluvià river — Alt Empordà

A unique, fully refurbished property listed in the municipal POUM catalogue of farmhouses with authorised rural tourism use. Approx. 1,360 sqm built on a 4,000 sqm plot.

Just minutes from Sant Mori, in the heart of Alt Empordà, comes to market this one-of-a-kind historic rural estate: two independent farmhouses (Mas Barquer and Mas Fluvià) integrated within a single property, fully refurbished and listed in the municipal POUM catalogue (Catàleg de Masies i Cases Rurals) with authorised rural tourism use.

The property sits on approximately 4,000 sqm of land with direct frontage to the Fluvià river and privileged views over the Empordà countryside, within a protected rural setting that is fully accessible. Railway station 5 minutes' walk away, with direct connections to France and Barcelona.

The estate comprises 7 independent dwellings (4 in Mas Barquer and 3 in Mas

Price: **1.900.000 €**

Fluvià), all refurbished with quality materials whilst preserving the original heritage character: 17th-century floors and white marble finishes in the main residence. Common features include two swimming pools (one private, one shared), garden, private parking and gated access.

The property comes with a C energy rating and 24 photovoltaic solar panels already installed on the main residence. Centralised oil-fired heating in the main residence; the six secondary dwellings each have a cast-iron wood-burning stove and a private open hearth.

A transaction designed for patrimonial investors, hospitality operators or family offices seeking a trophy asset in the Costa Brava interior, with immediate income and clear levers for additional value creation.

KEY FEATURES:
• 7 independent dwellings, fully refurbished
• ~1,360 sqm built on ~4,000 sqm plot, south-facing
• Direct river frontage to the Fluvià
• Two swimming pools (private 10×5 m with 120 sqm terrace + shared)
• Garden, parkings, private access and night-time sensor lighting
• Main residence ~600 sqm with 5 bathrooms + guest WC, ~60 sqm river-front terrace, closed 3-car garage
• C energy rating · 24 photovoltaic solar panels
• Current habitability licence
• Listed in municipal POUM catalogue with authorised rural tourism use
• Consolidated annual gross rental income from current leases
• Railway station 5 minutes' walk (Sant Miquel de Fluvià ? France / Barcelona)
• Furniture, appliances and leisure equipment negotiable
• Single registered estate — simplified conveyancing

.Full information and investment dossier available to qualified investors under a Non-Disclosure Agreement.

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| Transaction: | Sale | Category: | House |
| Situation: | Cal Barquer, Sant Miquel de Fluvià, Alt Empordà | Built area: | 1.360 $m^2$ |
| Useful area: | 1.200 $m^2$ | Condition: | |
| Rooms: | 19 | Bathrooms: | 14 bathrooms , 16 toilets |
| Parking: | Yes | Garage: | Yes |
| Terrace: | 310 $m^2$ | Swimming pool: | Yes |
| Central heating: | Yes | Air conditioning: | Yes |
| Plot: | 4.000 $m^2$ | Furnished: | Yes |