



### **Rustic estate with a farmhouse (casa de pagés) and agricultural land for sale in Sant**

*Property of 29,404 m<sup>2</sup> with a rehabilitable house, storage facilities, its own well, and dry and irrigated farmland in a privileged natural setting of Gironès.*

Rural estate for sale in the municipality of Sant Andreu Salou, Girona, consisting of a country house with annexed buildings and extensive agricultural land. The property has a total area of 29,404 square meters and offers an excellent opportunity for those seeking a natural environment, privacy, and multiple possibilities for residential, agricultural, or touristic use.

The main house consists of a ground floor and an upper floor, with a total built area of 306.74 m<sup>2</sup> (153 m<sup>2</sup> usable). On the ground floor, there is a living area of 94.39 m<sup>2</sup>, along with several ancillary spaces including two storage rooms of 6.94 m<sup>2</sup> and 1.32 m<sup>2</sup>, two warehouses of 37.74 m<sup>2</sup> and 46.95 m<sup>2</sup> respectively, a 3.31 m<sup>2</sup> tank, and a covered porch of 21.70 m<sup>2</sup>. The upper floor is entirely dedicated to living space, also with an area of 94.39 m<sup>2</sup>, distributed across spacious and functional rooms—ideal for enjoying the rural setting with all modern comforts.

The estate also features its own well (6 m<sup>2</sup>), ensuring a reliable water supply and enabling agricultural or self-sufficient living. The land is divided into several subplots: two large dry-farming areas totaling 26,872 m<sup>2</sup>, ideal for growing cereals, fodder, or other crops suited to the Mediterranean climate; an irrigated garden area of 1,932 m<sup>2</sup>, suitable for more intensive or organic farming; and a small unproductive area of 366 m<sup>2</sup>, which can serve as a passageway or for auxiliary uses.

This property represents a remarkable opportunity for those looking to establish themselves in a rural environment with abundant resources, or for investors interested in rural tourism, sustainable agriculture, or a family residence.

Sant Andreu Salou is located in a well-connected rural area, just 18 km from Girona city and about 15 minutes from Girona-Costa Brava Airport. The property is approximately 25 minutes by car from the beaches of the Costa Brava. Barcelona is less than 95 km away, offering convenient access in just over an hour. This is an ideal location for combining peace and nature with excellent access to services, the coast, and nearby cities.

For more information or to schedule a visit, please do not hesitate to get in touch.  
Taxes and fees not included in the price.

Transaction	For sale	Category	Country house
Municipality	Gironès	Surface area	306 m2
Bedrooms	4	Bathrooms	2 bathrooms
Parking	20 m2	Washing machine	Yes
Garden	1.300 m2	Land	29.000 m2

**Price**                **360.000 €**