







Exclusive Historic Estate in Alt Empordà with 7 Residences, Rural Tourism Licence and Established Profitability

Exceptional historic rural estate located between Sant Mori and Sant Miquel de Fluvià, in the heart of the Alt Empordà region. The property comprises approximately 1,360 m² of built area on a plot of around 4,000 m², with direct frontage onto the Fluvià River and privileged views over the Empordà countryside.

The estate includes 7 independent residences (4 in Mas Barquer and 3 in Mas Fluvià), all restored using premium materials while preserving their original heritage character, including 17th-century flooring and white marble finishes in the main residence.

Amenities include two swimming pools (one private 10 × 5 m pool with a 120 m² terrace and one communal pool), landscaped gardens, parking areas, private access roads, and night-time lighting throughout the access ramp, parking areas, and pool zone.

All residences feature built-in wardrobes, 2 outdoor parking spaces per house, a communal antenna with Wi-Fi, and either a cast-iron stove or a traditional fireplace.

The main residence offers approximately 600 m² of living space, with 5 bathrooms plus 1 guest toilet, a terrace of approximately 60 m² overlooking the Fluvià River, a private swimming pool, a closed garage for 3 vehicles, and a south-facing orientation.

Energy rating C and 24 installed photovoltaic solar panels.

The farmhouse is listed in the municipal planning scheme (POUM) with rural tourism use expressly permitted under planning regulations (Consolidated Text approved by the Generalitat on 13/01/2013). The planning pathway for obtaining an administrative tourist licence has already been established.

Train station within a 5-minute walk, with direct connections to France and Barcelona.

Furniture, appliances, and leisure equipment (pool table, table football, ping-pong table, beds) are negotiable.

Established gross annual rental income currently generated by existing leases.

A single registered property title — simplifying the acquisition process.

Transaction	Sale
Category	House
Situation	Calle Cal Barquer, Sant Miquel de Fluvià
Built area	1.360 m^2
Useful area	1.200 m^2
Condition	Good condition
Rooms	11
Bathrooms	11 bathrooms , 11 toilets
Parking	Yes
Washing machine	Yes
Terrace	310 m^2
Garden	2.500 m^2
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	4.000 m^2
Furnished	Yes

1.900.000 €



















