



## Ref: CMT-2157 Mas Rupia

RUPIÀ

HUTG-029133

### DESCRIPTION

Located just outside the charming town of Rupia, this centuries-old Masia farmhouse seamlessly combines modern style with historical character. Set against the rolling landscape of the Baix Empordà and overlooking the Mediterranean Sea, this property offers unrivalled views. This exclusive private residence comprises a main house of 535 m<sup>2</sup> on three floors, complete with several inviting terraces for relaxation. The grounds feature a serene swimming pond with a private beach, a versatile outbuilding with a large BBQ, a compact football pitch with its own goals, an additional heated swimming pool, a gym, a table tennis table and a multi-purpose padel court. All these facilities are set in a beautifully landscaped garden with a vineyard and monumental olive trees. This secluded estate, set on a 1.7-hectare plot just next to the charming village of Rupia, features a pleasant swimming pool that can be heated during spring or autumn holidays, where you can cool down in summer or play games such as water volleyball. Several outdoor spaces invite you to relax. The annex with an open space of 60m<sup>2</sup> has high ceilings, air conditioning, a summer kitchen, bathroom and a covered lounge area with entertainment and games (including a pool table, darts and a Pac-Man arcade console). The annex overlooks a spectacular veranda with a large barbecue and dining area, adjacent to a 280m<sup>2</sup> natural swimming pond, with a private beach. The property also features a multi-purpose playground for paddle, pickleball, volleyball, badminton and basketball, a table tennis table and a small football pitch with good goals. There is also a simple private gym in an old barn. Finally, don't miss the forest area at the back of the house, perfect for children to explore and play hide-and-seek. The terraces and outdoor



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spaces invite relaxation, while the rooms inside offer spacious comfort that feels even better than home! The main house consists of three floors: Ground floor: Accessible from the garden, terraces and pool, this level features a pleasant entrance hall leading to a bright dining room with a fully equipped American kitchen. Several covered terraces surround the house and there is a suite with a double bedroom with air conditioning, smart TV, dressing area and a spacious bathroom with 2 sinks. Adjacent is another bedroom suite with 2 bunk beds and a bathroom with 2 sinks, ideal for children. A toilet, storage room and laundry room complete this floor. First floor: Two large suites with access to a spacious veranda offer impressive views. The stunning 60m<sup>2</sup> master bedroom has wood-beamed ceilings, a smart TV, dressing wardrobes, two raised sinks and a large rain shower with unrivalled views. Another air-conditioned suite with 2 bunk beds and a bathroom also offers direct access to the veranda. There is also a spacious living room with a huge sofa, smart TV (including a PlayStation 5), a large fireplace and an office area. The 60m<sup>2</sup> solarium terrace awaits you for further relaxation. Attic floor: Finally, on the attic floor we have a spectacular air-conditioned suite, also with smart TV, and a double bed that can be electronically raised to watch the sunrise directly from the bed, with a bathroom with rain shower and also access to a very private solarium terrace of about 36m<sup>2</sup> from where we can enjoy the most impressive views the property offers. This mini-resort guarantees 100% privacy within its beautifully landscaped garden adorned with vines and impressive olive trees. Yet it is just a stone's throw from the charming medieval village of Rupjà. During the summer months, guests can immerse themselves in the local culture, explore the organic fresh produce market and enjoy outdoor musical performances. Explore the scenic hiking and cycling trails right outside the gate. For a different beach experience, the natural beach at the mouth of the River Ter is just a 15-minute drive away. The beloved beach of the Roman ruins of Empúries is just a 22-minute drive away, and other famous beaches of the Costa Brava, such as Pals, Llafranc and Calella, are about a 30-minute drive away, perfect for a day trip to the Mediterranean. Without a doubt a unique holiday destination on the Costa Brava to relax, unwind, enjoy and be active with family or friends! The price includes a service staff present 4 hours a day, from Monday to Saturday. Large parking space, air conditioning in all bedrooms and wireless internet throughout the house. HEATED SWIMMING POOL SUPPLEMENT 250€/WEEK (for shorter stays, the weekly amount will be charged) Capacity: (max. 8 adults +6 children) 14 people



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## General

Type of Property: **Detached** m2: **300**  
**house / Villa**  
m2 plot: **10700** Distance from the beach:  
Year of construction: Type of pool: **Private**  
Views: **View of fields**

## Characteristics

Number of rooms: **0** Toilets: **0** Bathrooms with bathtub: **0**  
Bathrooms with shower: **0** Double beds: **0** Single beds: **0**  
Bunk beds: **0** Cribs: **0** Sofa beds: **0**  
Type of kitchen:

## Other Features

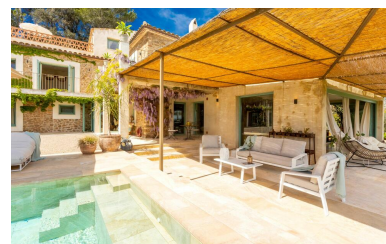
## Equipment

|                   |                  |                              |
|-------------------|------------------|------------------------------|
| typology_id       | Air Conditioning | Wardrobes                    |
| Kitchen equipment | Kettle           | Dishwasher                   |
| Oven              | Microwave        | Coffee maker                 |
| Refrigerator      | Washing Machine  | Tumble drier                 |
| Iron              | smart_tv         | Free Wifi                    |
| BBQ               | Garden furniture | Garden and outdoor furniture |
| Deckchair         | Alarm            | Toaster                      |
| hair_dryer        |                  |                              |



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| Season | Price | Minimum stay |
|--------|-------|--------------|
|--------|-------|--------------|



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