



# Pompeu Fabra / Armentera

Armentera, L' / Alt Empordà

€430,000

This house holds a truly special (and incredibly unique) surprise—a theater! It's unbelievable. A spacious, open hall filled with beautiful light, ready to transform into anything you can imagine. Having a theater at home... it sounds like something out of a movie, right? This house, in general, has that same magical quality—something that once seemed distant but now feels within reach.

The property has a total built area of 565m<sup>2</sup>. The ground floor, spanning 296m<sup>2</sup>, features a spacious entrance hall, a street-facing living-dining room, a kitchen with a fireplace overlooking the garden, two double bedrooms, a full bathroom, and a charming 30m<sup>2</sup> garden that connects to the former barn with high wooden ceilings—perfect for creating a second home with two levels. On the first floor (148m<sup>2</sup>), you'll find the former cinema/theater, complete with a stage and a large open space, two rooms connected to the stage, restored wooden beams, and natural stone walls. The second floor (95m<sup>2</sup>) houses the theater's original balconies and another open-plan space. This property offers endless possibilities—residential, hospitality, entertainment, or a mix of all three. Built in 1905, the building is partially renovated and in excellent condition.

You'll love it!

Ref: THH3208



- 3 Bedrooms
- 1 Bathroom
- 296 m<sup>2</sup> plot
- Backyard
- Storage
- Fireplace
- Terrace
- Built in closets
- Outside





## About us

The Home Hunter is a real estate business with more than 10 years of experience and with the best properties in Barcelona, Madrid, Empordà and Andorra. We understand and sell with warm and transparency, offering a different, honest and close experience. Our vision has turned us into one of the territory's most recognised brands, we are the leaders on Instagram. Follow us on @thehomehunter\_

We are not a typical real estate business, we want to add value to the process, accompanying our client in a complete experience, where you can buy, remodel, decorate and sell with the same people. We are much more than a real estate business. We are a committed team, made up of talented people passionate about finding homes for every story. People that do everything that is possible to help you live the way you dream to. We make the real estate business feel pleasurable and efficient.

