

Ref: CM2157 Mas Casagran, a private ‘mini-resort’ with multi-game padel court in renovated masia with stunning views

RUPIÀ

HUTG-029133-84

DESCRIPTION

Perched just beyond the charming town of Rupià, this century-old “Masia” farmhouse seamlessly blends modern style with historical character. Set against the rolling landscape of the Baix Empordà and facing the Mediterranean Sea, this property offers unparalleled vistas. This exclusive private retreat encompasses a 535m2 main residence spanning three floors, complete with inviting multiple terraces for relaxation. The grounds feature a serene swimming pond with its own beach, a versatile annex boasting a large BBQ, a compact soccer field with proper goals, an additional, heated swimming pool, a gym, an outdoor ping-pong table, and a multi-purpose padel court. All of these amenities are set within a beautifully landscaped garden adorned with a vineyard and monumental olive trees. Nestled on a 1.7-hectare plot, this secluded property right next to the charming village of Rupia features a pleasant swimming pool that can be heated during spring or autumn breaks, and enjoyed for summer cooling or games like water volleyball. Multiple outdoor areas invite relaxation. The 60m2 open-space annex boasts high ceilings, air-conditioning, a summer kitchen, bathroom, and an indoor lounge area with entertainment and games (including a pool table, darts, and a Pac-Man arcade console). The annex overlooks a spectacular porch with a large barbecue and outdoor dining area, adjacent to a 280m2 natural swimming pond, with its own beach. The property also features a multi-game court for e.g. paddle, pickleball, volleyball, badminton, and basketball, an outdoor ping-pong table, and a small soccer field with proper goals. Additionally, there’s a basic private gym in an old barn. Lastly, don’t miss out on the forest area at the back of the house, perfect for kids to explore and play hide and seek. The terraces and outdoor spaces invite relaxation, while the interior rooms offer spacious comfort that feels even better than at home..! The

main house spans 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. Multiple covered terraces surround the house, and there's a suite with an air-conditioned double bedroom, smart TV, dressing area, and a spacious 2-sink bathroom. Adjacent is another bedroom suite with 2 bunk beds and a 2-sink bathroom, ideal for children. A courtesy toilet, storage area, and laundry room complete this floor. First Floor: Two large suites with access to a spacious veranda offer impressive views. The stunning 60m2 master bedroom features wooden-beam ceilings, a smart TV, dressing closets, two raised sinks, and a large rain shower with unparalleled views. Another air-conditioned suite with 2 bunk beds and a bathroom also provides direct veranda access. Additionally, there's a spacious living room with a huge couch, smart TV (including a PlayStation 5), a large fireplace, and an office area. The 60m2 solarium terrace awaits 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 which can be electronically raised to gaze towards the sunrise directly from the bed itself, with its bathroom with rain shower and also access to a very private solarium terrace of about 36m2 from which we can enjoy the most impressive views that the property offers. This mini resort ensures 100% privacy within its beautifully landscaped garden adorned with vines and impressive olive trees. Yet, it's just a stone's throw from the charming medieval village of Rupià. During the summer months, guests can immerse themselves in local culture, explore the organic fresh market, and savor open-air music performances. Explore scenic walking, hiking, and biking routes right outside the gate. For a different beach experience, the natural beach at the mouth of the 'Ter' river is just 15 minutes away. The beloved Empúries Roman ruins beach is a mere 22-minute drive, and other famous Costa Brava beaches—like Pals, Llafranc, and Calella—are approximately 30 minutes away, perfect for a day trip to the Mediterranean sea. Without a doubt a unique Costa Brava holiday destination to either relax, unwind, enjoy, and get active with family or friends! The price includes a service person 4 hours a day, from Monday to Saturday. Large parking area, air-conditioning in all bedrooms, and fiber-cable Wi-Fi throughout the property.HEATED SWIMMING POOL SUPPLEMENT 250€/WEEK (in case of shorter stays the weekly amount will be charged) Capacity: (max. 8 adults +6 children) 14 people

General

Type of Property: **Detached house / Villa** m2: **500**
m2 plot: **10700** Distance from the beach:
Year of construction: Type of pool: **Private**
Views: **Mountain views**

Characteristics

Number of rooms: **5**	Toilets: **1**	Bathrooms with bathtub: **0**
Bathrooms with shower: **6**	Double beds: **3**	Single beds: **0**
Bunk beds: **8**	Cribs: **0**	Sofa beds: **0**

Type of kitchen: **American kitchen**

Other Features

Terrace	Porch	Garden
Parking		

Equipment

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








Season	Price	Minimum stay
08/11/2026 - 13/11/2026	2,485.00 € / Day	3 Nights
14/11/2026 - 14/11/2026	2,485.00 € / Day	8 Nights
15/11/2026 - 20/11/2026	2,485.00 € / Day	3 Nights
21/11/2026 - 21/11/2026	2,485.00 € / Day	8 Nights
22/11/2026 - 27/11/2026	2,485.00 € / Day	3 Nights
28/11/2026 - 28/11/2026	2,485.00 € / Day	8 Nights
29/11/2026 - 04/12/2026	2,485.00 € / Day	3 Nights
05/12/2026 - 05/12/2026	2,485.00 € / Day	8 Nights
06/12/2026 - 11/12/2026	2,485.00 € / Day	3 Nights
12/12/2026 - 12/12/2026	2,485.00 € / Day	8 Nights
13/12/2026 - 18/12/2026	2,485.00 € / Day	3 Nights
19/12/2026 - 19/12/2026	3,190.00 € / Day	8 Nights
20/12/2026 - 25/12/2026	3,190.00 € / Day	3 Nights
26/12/2026 - 26/12/2026	3,190.00 € / Day	8 Nights
27/12/2026 - 01/01/2027	3,190.00 € / Day	3 Nights
02/01/2027 - 02/01/2027	3,190.00 € / Day	8 Nights
03/01/2027 - 07/01/2027	3,190.00 € / Day	3 Nights