

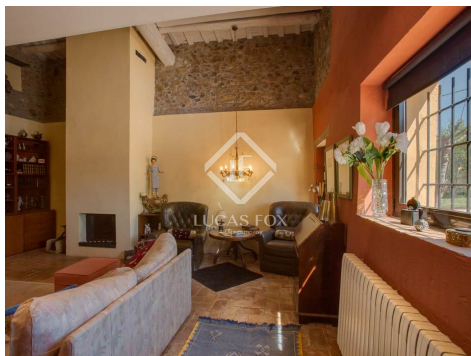
€690,000 House / Villa - Sold

## Charming country house for sale on a large plot, within easy driving distance of Girona

Spain » Girona » El Gironés » 17457

4	3	450m <sup>2</sup>	10,000m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size

Sold



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### Excellent value country house with good sized plot with room for horses.

Built in the year 1700 and fully renovated in 2010 from the ruins, this historical house has a new roof and double glazed windows, pre-installation for air conditioning, antique parquet flooring and stylish iron radiators with gasoil central heating and economical wood stove in the kitchen. Water is provided from 2 wells. It offers lovely views across the garden and woods behind the property.

On entering the property via the private drive, there is a large open hallway with silo feature on the ground (where corn used to be stored). To the right is a room currently used as the office, another room next to it which is a storage area leading to the guest cloakroom. On the right hand side is a welcoming lounge with a fireplace and galleried area above with book shelving. At the end there is an open plan spacious kitchen, overlooking the garden with door to the back. Here there is a lovely aga, central island with bar stools, a dining table, pantry to the left with utilities and door to the right leading to another area currently used as an office/snug, also with a fireplace. A doorway leads to another area which can be used as a reading room or converted into another bedroom. Stairs lead from here (and also from the main entrance hallway) to the first floor.

The master bedroom is en suite with shower and with dressing area and there are 3 further bedrooms plus a shower room with a toilet. There is also access from here to the book gallery plus another open reception area currently used as a games room.

From the kitchen is a lovely terrace overlooking the garden. There are stables for 2 horses currently used as a tool shed, open barn for the hay storage, two paddocks and a cover. There is land next door which may be purchased from the current owner subject to agreement and there are paths leading straight to the Gavarres for rides. There is approximately 10% of the house available for extension, should it be required and subject to planning permission.

The garden has an automatic watering system with a drip for the olive trees.

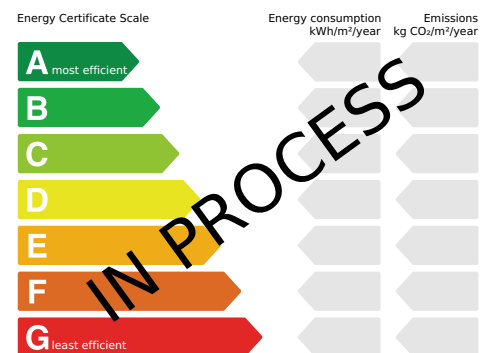
Furthermore there is a small basic construction, kept in place to retain the option of a potential small build one day.

This property would be ideal for families or people moving to the area with a couple of horses, good all year round property for peace and quiet as well as good access. The opportunity to enjoy the country life within easy reach of all amenities and neighbours nearby.



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Terrace, Garden, High ceilings, Parking, Well, Views, Near international schools, Heating, Fireplace, Exterior, Double glazing, Built-in wardrobes



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