

€2,000,000 Country house - Sold

## A superb fortified masia to buy close to Girona city

Spain » Girona » El Gironés » 17153

11	9	1,790m <sup>2</sup>	132,840m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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### A luxury 11-bedroom fortified country house to buy with 13 hectares of private land, just 15km from Girona city

This magnificent fortified Girona country property to buy is situated just 15km west of the historic city of Girona and sits in 13 hectares of private land - approximately 1km of which borders the River Lleména.

The property is officially listed as a monument of historical interest with the oldest part, a fortified tower, dating from the 10th Century. The property has been lovingly restored to a luxurious standard by the current owners, cleverly combining contemporary and period features to create one of the region's standout country houses.

The estate comprises a 1250m<sup>2</sup>, 9 bedroom main house, an independent 2-bedroom staff/guest house, a 16m x 5m swimming pool, an annex barn and 13 hectares of land - including over 700 hazelnut trees providing a private annual crop of truffles.

The property is located in the valley made famous by the world renowned Roca brother chefs whose first restaurant was located nearby. Their world famous Celler de Can Roca - regularly voted the world's top restaurant - is located just 15 minutes from the masia.

The main house is constructed over three levels and includes spacious living areas, 7 generous sized bedrooms (5 with en-suite bathroom), a large family kitchen, a wonderful library room built into the fortified tower and a comfortable 2-bedroom guest apartment on the ground floor. There is a second living area on the ground floor as well as a large office and gymnasium.

The swimming pool area boasts a poolside kitchen, shower and toilet and a lovely shaded dining area.

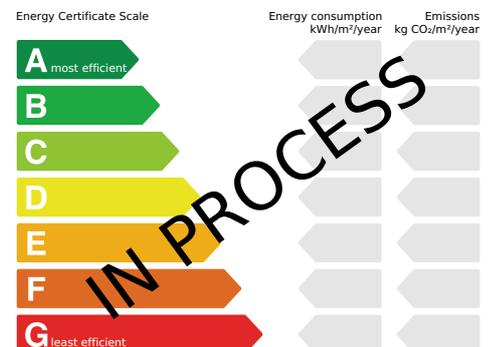
The water supply is from a private well, electricity is from the main and the central heating system is a combination of biomass and propane. The entire main house boasts underfloor heating and ACC.

As a listed property of national historical interest, the property is exempt from Wealth Tax.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Gym, Wooden flooring, Period features, Period Building, High ceilings, Parking, Well, Walk-in wardrobe, Views, Utility room, Storage room, Renovated, Heating, Fireplace, Double glazing, Built-in wardrobes, Barbecue



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