

€4,500,000 Country / Sporting Estate - For sale

Large country hunting estate to buy in Girona with 170 ha of private land and views of the Mediterranean Sea

Spain » Girona » Alt Empordà » 17731

6	4	2,511m²	1,700,000m²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

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OVERVIEW

Country estate with 170ha of land, totally fenced. Two restored stone properties; 7 additional masia ruins to restore; more than 500 animals; farm facilities and equipment.

This unique hunting estate for sale in Girona is located in the Alt Empordà region of Catalonia, in northeastern Spain, between the foothills of the Pyrenees and the Mediterranean coast, and enjoys exceptional distant views of the Costa Brava, such as the Cap de Creus Natural Park and the Bay of Roses.

The estate has a total surface area of 178.15 hectares (1,781,500 sqm), and is made up of pine forests, holm oak groves and areas of mixed pine and holm oak. Within the estate, there are also a number of cultivated fields covering some 14 hectares (140,000 sqm). The estate is completely fenced, with more than 8 km of wire fences and more than 30 km of dirt roads in good condition.

The property also has a Technical Plan for Forestry Management and Improvement, approved by the Administration, and recently revised, which plans the improvements and use of the estate for the next 10 years.

The estate is part of a hunting reserve, and has a network of more than 30 km of roads, main, secondary and unblocking roads that perfectly connect the whole estate.

The constructed area is in the central nucleus and includes a main house, a guest house, a covered outdoor kitchen-dining room near the swimming pool, and a fully equipped industrial type kitchen for the preparation of meat and sausages. There is also a large warehouse, a fuel depot, a large animal shelter area, several greenhouses with irrigation system and other facilities. In addition, there are a total of seven old listed farmhouses which have preserved their structure and to which there is functional access by means of the estate's roads.

There are more than 500 animals on the estate; the main species are wild boar and fallow deer. The vegetation is typically Mediterranean, with oak and pine trees, rosemary, lavender, heather, asparagus, honeysuckle, buckthorn and shrubs. There are also several orchards of fruit trees such as apple, pear, olive, fig, orange and mandarin trees, and an extensive vegetable garden.



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Tennis court, Private garage, Natural light, Parking, Well, Renovated, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue

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The property forms part of a large hunting reserve and is sold with all the necessary licences.



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