

€2,490,000 House / Villa - Sold

## Spectacular country estate for sale in the Girona countryside

Spain » Girona » El Gironés » 17463

8	8	1,000m <sup>2</sup>	160,000m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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+34 872 22 32 62 · girona@lucasfox.com · lucasfox.com · Santa Clara 37, Girona, Spain

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**Beautifully restored historic finca which compromises 5 separate houses and is set in the midst of picturesque countryside just 20 minutes from Girona City and 30 minutes from the beaches of the Costa Brava.**

Located close to the charming towns of Sant Marti Vell, Madremanya and Monells, in the picturesque Girona countryside, we find this magnificent 18th century estate of some 16 hectares with beautiful far-reaching views over the rolling countryside. The fascinating historic city of Girona can be reached in 20 minutes and the Costa Brava is just half an hour away by car.

On the plot we find several characterful houses which have mostly been recently renovated (2016-2018) with high-end materials and exquisite taste, offering a total built area of 1,000 m².

Outside there is a 5 x 14 metre salt water pool with a barbecue area, carefully manicured flower beds, an English style fruit and herb garden, various terraces that give privacy to each house and a tennis court. The property also has fields, forest and some olive trees.

There are 5 houses in total on the plot. One of these is the gardener's house which enjoys private access and offers an open living and kitchen area, a double bedroom and a complete bathroom with the added comfort of underfloor heating.

Next we find the guest house which is a 2-storey building with an attractive porch on the entrance level, an airy, bright living room – dining room, an open kitchen and a bedroom with a bathroom. Upstairs we find an en-suite bedroom with direct access to the pool.

Moving on we encounter another 2-storey annex house with a living room, complete bathroom and a kitchen on the ground floor with access to the outdoors. Upstairs is a pretty double bedroom with a sloping ceiling, giving it a particularly cosy, rustic feel.

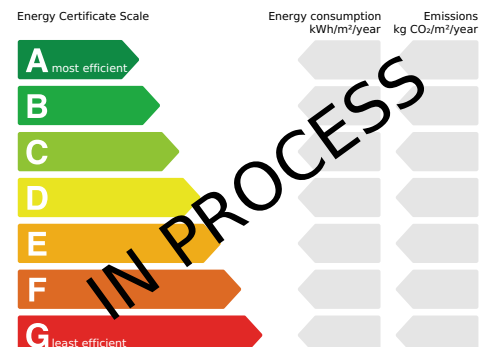
The main house is an elegant mansion with a beautiful vaulted entrance hall that leads to the spacious kitchen, the impressive 70 m² living room with a fireplace and terrace, a utility area and a guest toilet.

The upper floor is reached via steel stairs from the living room and offers a lounge, single en-suite bedroom and a master bedroom with a bathroom, dressing room. This house has underfloor heating and new double glazed windows.



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Mountain views, Swimming Pool, Garden, Tennis court, Period features, Natural light, High ceilings, Underfloor heating, Parking, Well, Renovated, Heating, Fireplace, Double glazing, Barbecue, Air conditioning



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The remaining house is connected to the main house via a stone bridge and is the only one not to have been renovated. A great project. It has a room on the ground floor which would be perfect as a lounge, a room formerly used for making wine, 2 double bedrooms and a complete bathroom.

Finally, there is a pottery workshop, tool shed and utility room and old stables.

Despite its rural location, the property enjoys up-to-date technical installations such as a Viessman oil burner, Mitsubishi hot and cold air conditioning units in some of the buildings, a phone line, mains electricity Wi-Fi via satellite, TV via satellite and normal antenna and a private sewer-tank.

This is a spacious property that would be ideal for a large family or as an exciting Boutique hotel venture for example.

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