

€3,000,000 Country house - Sold

## Historic farmhouse with a working vineyard for sale in Penedès

Spain » Barcelona » Sitges » Penedès » 43717

**5** Bedrooms    **6** Bathrooms    **987m<sup>2</sup>** Floorplan    **780,000m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

+34 935 952 550 • [sitges@lucasfox.com](mailto:sitges@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Calle Major, 34, Sitges, Spain

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### OVERVIEW

## Historic farmhouse and working vineyard in the beautiful Penedès wine region near Sitges.

This classic 16th Century masia sits on a 78 hectare estate with 27 hectares of private vineyards with different varieties of high quality grapes (including Merlot and Cabernet Sauvignon), arable land and olive trees, less than an hour south of Barcelona and just 15 minutes from the beach.

This property makes a wonderful family home but has extensive potential for conversion into a spectacular boutique hotel and working vineyard, perfect to embrace the growing thirst for wine tourism.

This is rolling wine country and the property is in the heart of the famous Penedès region, but also has lovely views as far as the sea.

The masia retains a wealth of original features including vaulted ceilings, wooden beams, cellars and wine paraphernalia. It currently has 4 ensuite bedrooms, but there is plenty of additional space for a further 4 or 5 bedrooms. The current owners use some of this extra space as a games room and snooker room.

A 173m<sup>2</sup> house in the garden is perfect for extra staff or guest accommodation, while a charming porch and barbecue area with kitchen is perfect for indoor or al fresco dining, events and entertaining.

Current annual wine production is 216,000 kilos, with the possibility to produce 175,000 bottles. The vendor is also offering the new owner the possibility of a 10-year purchase contract for all grape production at a fixed agreed price.

There is a 128m<sup>2</sup> warehouse for storage of machinery and products from the estate, which also has 419m<sup>2</sup> of arable land and 453m<sup>2</sup> of olive trees, and irrigation is via a private well with a flow of 7,000l/hr. In addition there are 56 hectares of private forest, ideal as a complement to the farm.



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Sea views, Mountain views, Terrace, Garden, Private garage, Vineyards, Period features, Period Building, High ceilings, Parking, Well, Views, Storage room, Heating, Fireplace, Equipped Kitchen, Built-in wardrobes, Barbecue, Balcony

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