

€1,350,000 Country house - For sale

## Country estate for sale 45 minutes from Barcelona consisting of 3 separate dwellings with a total of 15 bedrooms and 14 bathrooms with breathtaking gardens and views

Spain » Barcelona Inland » 08710

<b>15</b>	<b>14</b>	<b>700m<sup>2</sup></b>	<b>2,500m<sup>2</sup></b>	<b>200m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## A magnificent 16th century Catalan masia, completely refurbished respecting its original architecture, on a private country estate with manicured gardens.

This magnificent estate for sale in the Barcelona countryside offers a spacious 16th century Catalan masia which has been well designed and renovated to modern standards, maintaining its historical character and charm.

The 700 m<sup>2</sup> property has 15 bedrooms, 14 bathrooms, 3 kitchens, 3 living rooms, 2 big dining rooms, 4 storage rooms, 1 fully equipped room for business and company meetings or seminars and workshops. This room may also be used for practicing Yoga, Reiki, etc. and it can easily be converted into a spa or a gym. What's more, there is a huge terrace of some 70 m<sup>2</sup> overlooking the beautiful surrounding landscape.

All of the bedrooms are en suite (with toilet, bathtub with jets and shower) and fully equipped with new mattresses, bed sheets and furniture.

The building is divided into 3 dwellings which are connected inside but have separate entrances, offering plenty of privacy for everyone.

There is 1 complete apartment on the top with 4 bedrooms, living room, dining room and kitchen (150 m<sup>2</sup>).

The main house has 7 bedrooms, living room, dining room and a restaurant kitchen (270 m<sup>2</sup>).

And there is an annex with 4 bedrooms, living room, dining room and kitchen (130 sqm). There is also another office area in the annex.

The 2 main dwellings can be used separately or converted into one big unit for groups with a capacity for up to 40 people. The furnishings, many of them antiques, are included in the price of sale. The central heating system is based on a log burner that consumes the surrounding forest clearances which are carried out once a year approximately.



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Mountain views, Terrace, Swimming Pool, Garden, Vineyards, Period features, Period Building, Natural light, High ceilings, Parking, Well, Views, Tourist License, Storage room, Heating, Chill out area

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The house is very secure with all windows grilled and thick heavy doors on all 5 entrances. It was completely refurbished in 2005, respecting its original architecture.

Stepping outside we find a terrace, garden, solarium and veranda offering lovely views of the valley and surrounding mountains. The manicured garden is very lush, with a wide variety of fruit bearing trees. There are 2 barbecues and roofed parking area for 9 cars, although there is space for a few more.

From the property it is possible to stroll along the many paths that connect it with the 3 nearby villages. The dense pine forests are ideal for trekking and seasonal picking of mushrooms and herbs; making this the perfect place to enjoy natural living whilst within easy reach of all modern amenities.

This is a fantastic property as a private estate (with many guest rooms), but it would also be ideal as a residence for the elderly, a 4-star boutique hotel, or a private health clinic due to its altitude (600 metres above sea level). This vast estate has enormous potential for conversion into a hostel or a hotel, following some specific measures. Please contact our sales team for more details.

It currently has an administrative permit and has been operating as a "rural home", receiving groups of guests for the last ten years; so the business is fully equipped with everything needed and satisfies government regulations.

A sensational opportunity for families who want to live in the countryside while having their own business or for national or international investors looking to run a unique boutique hotel.

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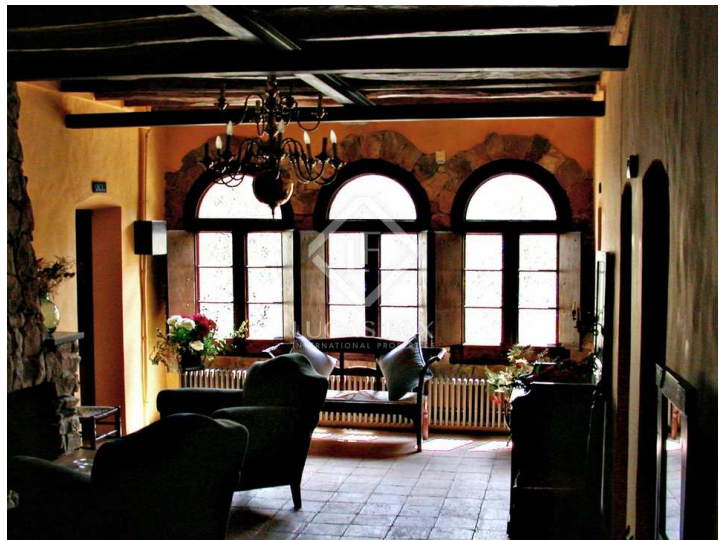
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