

€2,900,000 House / Villa - Sold

## A substantial Girona country property to buy near the prestigious town of Perelada in the Emporda. Ideal for potential commercial exploitation

Spain » Girona » Alt Empordà » 17491

|          |           |                           |                             |
|----------|-----------|---------------------------|-----------------------------|
| <b>9</b> | <b>9</b>  | <b>1,230m<sup>2</sup></b> | <b>289,632m<sup>2</sup></b> |
| Bedrooms | Bathrooms | Floorplan                 | Plot size                   |



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

**A large stone country property located just 1.5km from Perelada and sold with 29ha of private land. Includes a large main house and a secondary annex property requiring renovation. Would make a superb boutique country hotel, guesthouse or private estate**

Located just a couple of minutes' drive from the lovely town of Perelada, famous for its wines, its castle and world-class Jazz Festival, this substantial **Girona country property for sale** enjoys total peace and tranquility and lovely countryside views.

The property comprises a large stone property with walled garden and beautiful courtyard entrance, and a second building - requiring renovation - which would make a wonderful guesthouse or staffhouse. In total the property is sold with 29ha of land including 7ha immediately around the property. The remainder of the land is split into various separate plots - predominantly agricultural land and woodland - all located within close proximity of the property.

The estate would make a superb country hotel or guesthouse business. The main house has 6 bedrooms and generous sized living areas and the annex property has the potential for a further 7 bedrooms and 6 bathrooms.

The main house boasts many original features, the most striking of which are the large Catalan vaulted ceilings in the ground floor entrance hall. There are large living rooms at both ground floor and first floor level and a beautiful porticoed covered terrace on the first floor.

The property is surrounded by flat land, including a small walled garden accessed directly from the main living room, and plenty of scope for additional exterior landscaping, including the construction of a swimming pool.

The estate is located just 2km from Perelada with its shops, restaurants and golf resort (Perelada Golf and Wine Spa) and only 16km from the nearest beaches of the Costa Brava.

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Garden, Private garage, Period features,  
Parking, Well, Views, Heating, Fireplace

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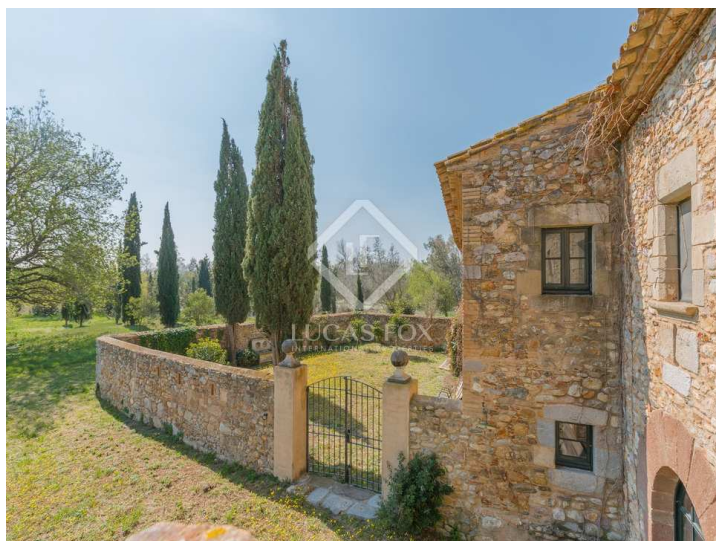
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