

€1,650,000 House / Villa - Sold

## Magnificent country estate in the heart of Pla de l'Estany, Girona

Spain » Girona » Pla de l'Estany » 17834

<b>15</b>	<b>7</b>	<b>2,600m<sup>2</sup></b>	<b>250,000m<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

**Impressive 17th century estate consisting of a spacious manor house and 2 further houses on 25 ha of land in a fantastic location with stunning views, 2 km from a town centre.**

This country estate with a grand total of 2,600 m<sup>2</sup> of built surface area dates back to 1624 according to the inscription on the front door and is found just 2 km from Banyoles and it's beautiful lake and 20-minute from Girona.

There are many unique features like a beautiful walled courtyard and garden and a lookout tower with fantastic far reaching views across the property's fields and forest, the town and lake and the Pyrenees in the distance.

This property is a marvellous and unique example of a wealthy 17th century manor house that has been maintained unspoiled throughout the centuries. The entire lower ground floor and the ground floor of the main house have beautiful arched ceilings in perfect condition and the main living area has ornate tiled floors and even some decorative plaster details on the ceilings, rarely seen in country properties.

The lower ground floor consists of various large adjoining rooms, originally stables and cellars.

The front door is entered via the walled courtyard and leads directly to the ground floor living area with 6 double bedrooms, as well as 2 bathrooms and a large country kitchen, dining room, sitting room and a grand main hall. This floor has central heating installed throughout.

The first floor requires complete renovation except for the windows which are PVC double glazed and in great condition. The roof and beams are generally in good condition but require insulation. There is potential to create several large bedroom suites on this floor or even self-contained apartments seeing as there is access via 2 separate staircases.



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There are 2 additional houses on the estate, originally a large staff house and shepherd's house that were tastefully restored 15 years ago for rural tourism. The original staff house has 4 double bedrooms and the original shepherd's house has 5 bedrooms and 1 study which could be a further bedroom. Furthermore there are currently 2 large agricultural barns of 300 and 400 m<sup>2</sup> which could be converted into an indoor pool or activity hall.

An excellent investment opportunity with huge potential for use as a hotel, sports training complex or residence for example, or simply for various families to live as a small community seeing as the layout of the properties allows for plenty of privacy.

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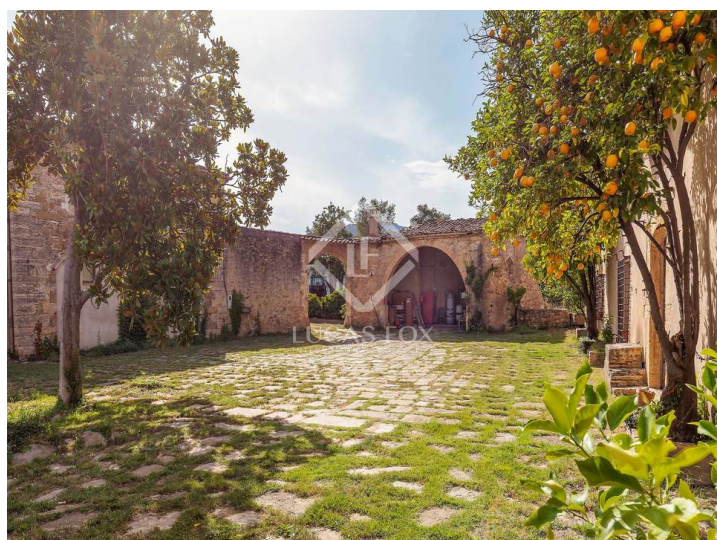
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