

€1,390,000 Equestrian Property - For sale

Offgrid country house for nature and horse lovers only 20 minuts drive from Girona City.

Spain » Girona » La Selva » 17185

6 Bedrooms **4** Bathrooms **670m²** Floorplan **50,000m²** Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 • girona@lucasfox.com • lucasfox.com • Pujada de la Catedral 10, 1er 3a, Girona, Spain

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OVERVIEW

50,000 m² country estate with a total feeling of privacy, in Girona Region comprising a new house, built in 2005 with high quality materials plus excellent facilities for animal lovers.

Expansive country estate set in a very peaceful location with stunning mountain views in the middle of a forest, just a 20-minute drive from Girona city and a 15-minute drive from Girona Airport and PGA Golf Catalonia

The vast 50,000 m² plot offers a lovely flat lawn garden with a large swimming pool and many olive trees, as well as a large terrace with a barbecue for outdoor dining. The garden is completely fenced off and has a digital irrigation system throughout. This property, which is completely off grid, benefits from solar panels, a wind turbine, combined firewood and gas underfloor heating and a generator for extra support when necessary.

Originally an old farmhouse, the previous owners built a brand new rustic style house in 2005 in the same location using the original stones and putting in new wooden beams to maintain its original aspect, however all modern conveniences have been installed such as underfloor heating and a central vacuum cleaning system.

The property compromises 3 double bedrooms and 3 bathrooms on the ground floor, along with a 41 m² kitchen diner with a pantry and a 48 m² split level living room with a double height ceiling and a large fireplace. There are 2 further bedrooms on the first floor (one double and one single) which could be converted into a double bedroom with an en-suite bathroom and a mezzanine study area. The main bedroom suite measures an impressive 42 m² with a dressing room and large bathroom. Furthermore, there is a 300 m² underground car park with two separate entrances.

The fantastic equestrian facilities include a set of stone built stables (built in 2016) with a surface of 140 m², comprising 6 horse boxes, groom accommodation, wash place, tack-room, kitchenette and feed store, another 25 m² stone stable block built in 2016 with 2 horse boxes. It is possible to build more boxes.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Period features, Natural light, High ceilings, Underfloor heating, Parking, Wheelchair access, Well, Walk-in wardrobe, Views, Utility room, Storage room, Solar panels, Security, Renovated, Pet-friendly, Panoramic view, Outdoor kitchen, Open kitchen, Near international schools, Horse-riding facilities, Heating, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Central vacuum system, Barbecue, Alarm

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Bedrooms	Bathrooms	Floorplan	Plot size

Furthermore, there is a professional outdoor arena 60 x 20 metres, with hard wooden barrier, lighting towers 12 metres high, pressure sodium lamps and irrigation, a riding ring with a diameter of 15 metres with hard wooden barrier, paddocks with automatic water drinking bowls, shaded porches and professional Gallagher electric fencing.

Ideal as a family home or second residence for people with a keen interest in horses or keeping several animals.

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