

€2,995,000 Country house - For sale - Reduced Price

## Excellent 12-bedroom country hotel for sale in El Gironés, Girona

Spain » Girona » El Gironés » 17150

<b>12</b>	<b>18</b>	<b>1,779m<sup>2</sup></b>	<b>29,694m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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

+34 872 22 32 62 • [girona@lucasfox.com](mailto:girona@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Pujada de la Catedral 10, 1er 3a, Girona, Spain



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### OVERVIEW

### Exclusive country house with hotel licence and 3 Ha of land located just 4 km from Girona city.

This beautiful property located on the edge of a village near Girona enjoys country views and privacy while also being very well-connected, close to all amenities.

Fully renovated in 2003, the property is prepared to run as a 12 en-suite bedroom rural hotel and is offered in perfect condition. Offering various conference and events rooms, the property is ideal for corporate and family events.

The traditional stone *masia* accommodates a welcoming reception room, meeting room, TV room with bar area, wine cellar, library, two big dining rooms, spacious professional catering kitchen, large covered terrace for summer dining, toilets and a laundry room.

The first floor has 9 en-suite bedrooms, and the second floor houses the remaining 3 en-suite bedrooms. All rooms have air conditioning, TV, telephone and gas central heating.

Annex to the main building, there is a separate construction with private entrance that compromises 7 therapy rooms and 2 bathrooms. It could easily be converted into owner or staff accommodation.

In addition to this main building, there is a separate 100 m<sup>2</sup> events hall in the garden that enjoys stunning views across the valley. Below this hall there are 135m<sup>2</sup> of changing rooms, toilets and showers, gym, sauna and storage rooms.

In the garden there is a magnificent 150m<sup>2</sup> swimming pool, tennis court and porch garage area. 2.5 Ha of the property is fully fenced in.

An ideal property for anyone wishing to set up a business related to corporate events, retreats or sport holidays.



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Mountain views, Terrace, Swimming Pool, Tennis court, Gym, Lift, Period Building, Transport nearby, Tourist License, Near international schools, Heating, Fireplace, Air conditioning

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