

€1,290,000 Country house - Sold

## Excelent restored farmhouse with 6.3Ha of land and great views for sale in El Gironés, Girona

Spain » Girona » El Gironés » 17182

7	6	489m <sup>2</sup>	63,000m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	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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**Country house for sale in El Gironés (Girona), perfectly restored, with 6.3 ha of land and excellent views.**

This century-old farmhouse is located on the outskirts of a small town with the remains of an Iberian settlement from the 4th-3rd centuries BC. and stands out for its pleasant panoramic views, its impeccable renovation and its excellent location, since it is less than 10 km from the city of Girona and with good access.

The property has a 6.3-hectare plot of land that provides absolute privacy and in which we find several buildings: the main farmhouse, the covered annex, the guest apartment, the swimming pool, the chicken coop converted into a staff house and the garage-warehouse.

We enter the property via a beautiful path that leads directly to the farmhouse, with fantastic open views of the countryside, the mountains and the city of Girona in the background. The farmhouse was originally restored in 1982, although in 2004 its interior was tastefully renovated to adapt it to modern standards. The house is divided into two comfortable floors, and unlike traditional farmhouses, here we find large windows on both levels, which provides great light and good views even from inside.

The outdoor area of the farmhouse, fully landscaped, is fantastic, as it allows you to make the most of the good weather thanks to the pergola leading to the kitchen diner, in addition to the covered annex with kitchen and barbecue that makes it possible to use it throughout the year (or even reconvert it into a living area by having a bathroom and separate entrance). From here, we access a lower level where the pool and the guest apartment are located, passing through a children's area, the kitchen garden and a pleasant area of fruit trees.

At one end of the property and with a separate entrance, there is an old chicken coop that has been converted into a guard's house, ideal for a trustworthy watchman to look after the property during the absence of the owners.

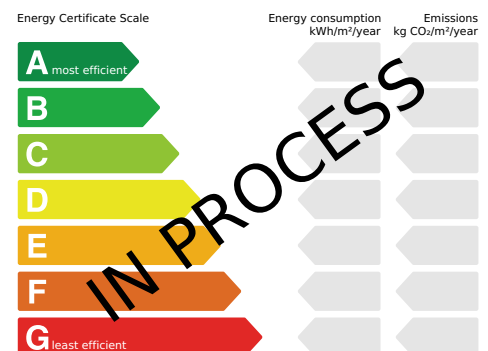
Finally, we see an annex construction that is used as a garage or warehouse, ideal for cars, motorcycles or garden machinery.

A perfect property to enjoy country life but less than 10 km from the city.



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Mountain views, Swimming Pool, Garden, Private garage, Natural light, Storage room, Renovated, Near international schools, Heating, Fireplace, Exterior, Double glazing, Chill out area, Barbecue, Air conditioning



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