

€1,250,000 Country house - For sale

## Excellent 4 Bedroom country house with 8,000m<sup>2</sup> garden for sale in La Garrotxa

Spain » Girona » La Garrotxa » 17857

<b>4</b>	<b>4</b>	<b>396m<sup>2</sup></b>	<b>27,756m<sup>2</sup></b>	<b>8,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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

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### OVERVIEW

## Beautiful fully rehabilitated 396 m<sup>2</sup> country house on a 2.7 ha plot with a heated pool for sale in La Garrotxa, between mountains and rivers.

This property is located around a meander of the Fluvià river, surrounded by green meadows and wild nature and at the same time located just one kilometer from an urban center with all amenities.

The country house was rehabilitated approximately two years ago and currently harmoniously combines comfort and the typical qualities of a modern construction, such as underfloor heating, open spaces, metal structures or top-quality insulation, with the most traditional materials. Like the stone on its exterior walls, the natural wood on the floors or the wooden beams on its roofs.

The plot of land has a total of 27,000 m<sup>2</sup>, the vast majority distributed in meadows around the building. The building is fully fenced and protected by nature that surrounds it in an environment of privacy and silence.

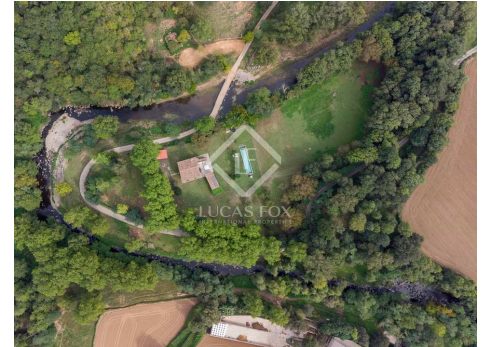
The constructed area has a total of 396 m<sup>2</sup> built, which are distributed in a main body with three floors and an annex building where the heated pool is located. In the renovation, priority was given to maintaining large open spaces, so its different floors are characterized by their light and spaciousness.

On the ground floor, there is a single kitchen, dining room room, living games room, complemented by a bathroom. The modern kitchen is functional and open. The floor enjoys several exits and large windows, so it is fully integrated into the garden and receives abundant natural light.

On the first floor, also with access from the outside, we find two large bedrooms with their private bathrooms, fully equipped.

On the second floor, we find a large loft ideal as an apartment, which currently houses a bedroom with a total of 132 m<sup>2</sup> completely open. On this floor, the height of the ceiling and the spectacular view of the river and the mountains that surround the property stand out.

The country house is completed by an old barn that currently serves as a gym, with a spectacular heated pool. In the outdoor area, it has a parking area and a terrace that connects the two buildings.



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Mountain views, Terrace, Swimming Pool, Indoor swimming pool, Heated swimming pool, Garden, Private garage, Gym, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Underfloor heating, Parking, Well, Walk-in wardrobe, Transport nearby, Tourist License, Storage room, Security, Renovated, Playground, Pet-friendly, Near international schools, Library, Interior, Horse-riding facilities, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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At the level of amenities, it has water and electricity and company internet, as well as a natural source of water within the plot.

A special country house to enjoy both as a second residence and as a main residence.



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