

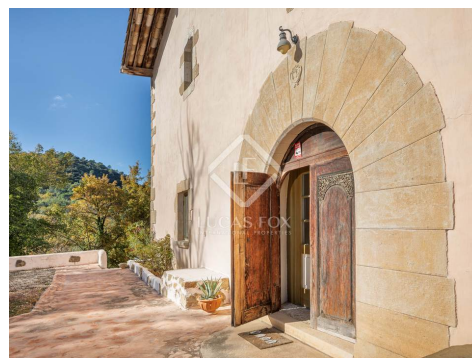
€1,250,000 Country house - For sale - Reserved

## Excellent 5 Bedroom country house for sale in Pla de l'Estany, Girona

Spain » Girona » Pla de l'Estany » 17834

5	3	650m <sup>2</sup>	160,000m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size

Reserved



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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**Rural house in excellent condition with 5 bedrooms for sale in Pla de l'Estany.**

Lucas Fox presents one of the most outstanding properties in the Pla de l'Estany area, a magnificent rural stone country house from the 16th century restored with the highest quality finishes. It is currently used as a charming rural hotel.

The property is located in a beautiful rural setting with 16 hectares of private land and offers magnificent views of the volcanic hills of Garrotxa, up to the Pyrenees.

Right next to the country house, there is a beautiful 12th century chapel for the exclusive use of the owner 364 days a year, except on August 26, when a beautiful public mass is celebrated and attended by the families whose ancestors occupied the area for many generations.

Although it enjoys complete privacy, it is by no means isolated, as it is located just 8 kilometers from the town of Banyoles, with its shops, cafes and restaurants and the spectacular lake, host of the rowing competitions at the 1992 Barcelona Olympic Games. .

The 650 m<sup>2</sup> house is distributed over three floors.

The ground floor offers a large kitchen with central island and stone oven, pantry, large living-dining room with a pleasant stone fireplace and direct access to the front terrace, reception room/library also with access to the terrace and a guest bathroom .

On the first floor there are four double bedrooms, two bathroom (one with a bathtub) and a large study/office, with the possibility of converting into an additional bedroom .

The second floor houses the main bedroom with dressing room, built-in wardrobes, fireplace and private bathroom with hamman and marble bathtub. The bedroom has magnificent views of the Pyrenees.

The country house has an exterior terrace, a fantastic swimming pool, a wonderful garden and a wine cellar.

Among its features, it offers underfloor heating (optional diesel and/or wood combustion systems), connection to the electrical network and water from a private well.

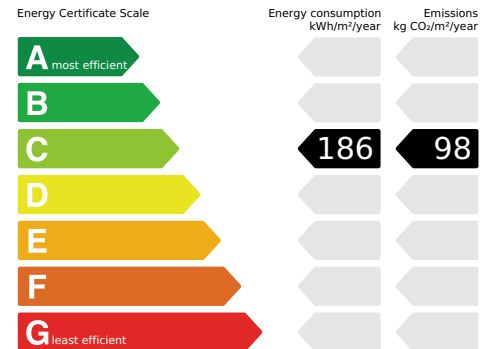
Restoration of the property was completed in June 2010.

It would be a wonderful main residence or holiday home in one of the most beautiful areas of the province of Girona.



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Mountain views, Swimming Pool, Garden, Period features, Period Building, Natural light, High ceilings, Views, Transport nearby, Storage room, Playroom, Pet-friendly, Panoramic view, Open kitchen, Near international schools, Library, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm



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