

€7,000,000 Country house - For sale - Exclusive listing

## Magnificent rustic mansion with over 220 hectares of forest, vineyards, olive trees, truffles and agricultural fields.

Spain » Girona » Alt Empordà » 17708

<b>10</b>	<b>10</b>	<b>960m<sup>2</sup></b>	<b>2,200,000m<sup>2</sup></b>	<b>20,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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

## Magnificent rustic mansion with over 220 hectares of terrain designed as an eco-farm retreat with its own olive tree plantation and vineyards.

Lucas Fox is pleased to present this extraordinary opportunity to own a large estate with a harmonious blend of luxury living and ecological farming. Spanning across 220 hectares, this haven of diverse landscapes features meticulously maintained olive tree plantations, vineyards, truffle fields, agricultural areas, and lush forests, a property that is not just a residence but a lifestyle, an immersive experience in nature and sustainable living.

The centrepiece of the estate is a grand rustic mansion totalling 900 square metres, designed to welcome guests seeking a retreat into nature. Boasting eight en-suite bedrooms and two separate apartments, each adorned with high-end finishes, the mansion promises unparalleled comfort and tranquility.

In addition to the main mansion, a large property just a few hundred metres away awaits complete interior remodelling. With over 600 square metres of potential, this secondary property offers breathtaking views of the Alt Empordà region. Adjacent to it, a spacious 1800 square metre agricultural barn presents an opportunity for conversion into a versatile workspace or event venue. A 500 square metre ruin further enhances the potential for a second residence or a private retreat.

A dedicated and efficient crew is entrusted with the care and maintenance of the property, fostering a sense of community and commitment to the land. Some members of staff reside in a property within a charming nearby village that is part of the estate, ensuring a seamless connection between the estate and its caretakers.

One of the estate's most critical features is its abundant water supply. Multiple wells and water reservoirs ensure a sustainable water source for the entire property, essential for maintaining the thriving ecological elements and agricultural endeavours.

Moreover, this estate is already a flourishing producer of ecological olive oil and delicious wine. Additional hectares of vineyards and olive trees, planted a few years ago, are poised to contribute to the estate's bounty in the near future.



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Mountain views, Terrace, Swimming Pool, Vineyards, Period Building, Natural light, High ceilings, Well, Tourist License, Open kitchen, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Alarm, Air conditioning

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This estate is not just a residence; it is a canvas for diverse possibilities. Whether you dream of an ecological farm, organizing retreats immersed in nature, or hosting events amid breathtaking landscapes, this property offers the ultimate canvas for your aspirations.

This exceptional estate provides serenity and a life of sustainable luxury.

Please contact us for further information.

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