

€1,500,000 Country house - For sale

14 Bedroom country house for sale in La Garrotxa, Girona

Spain » Girona » La Garrotxa » 17853

| | | | |
|-----------|-----------|---------------------------|-------------------------------|
| 14 | 6 | 1,540m² | 2,200,000m² |
| 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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OVERVIEW

Spectacular rustic building with 220 hectares of land, 15 hectares of meadows, two self-sustaining and fully rehabilitated farmhouses, ideal as an equestrian, livestock building or tourist accommodation project, for sale in Girona.

In the heart of Alta Garrotxa, between 700 and 1000 meters of altitude, we find this emblematic building, which has belonged to the same family for more than 100 years and which, at Lucas Fox, we have the pleasure of offering.

La Finca has a total surface area of 220 hectares, in which we find a large area of forest, with ancient trees, extensive oak groves and large flat pieces of meadows and terraces around the two main farmhouses.

This self-sustainable building offers privacy in an incomparable environment, to develop a great project. La Finca has three own water sources and two tanks in which it accumulates and supplies the fields and buildings. It also has solar panels, with generator support and, although it has propane gas heating, it has a biomass boiler connected.

La Finca has a total of 1,538 m² built according to cadastre, which is distributed in two main houses, various stables and annexes originally intended for livestock and agricultural work.

The main construction, which gives its name to the property, dates back to the 15th century and has a tourist license. It is distributed over three levels in an L shape. It currently has a large central space, intended for vacation rentals, and a complete apartment for private use, for the masovero who carries out the maintenance of La Finca. On the lower levels of the country house, we find various spaces traditionally used for animals and storage.

A few meters from the original construction, we find a second building, of more modern construction, with a total of 320 m² that currently functions as a vacation home for the owners.



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Mountain views, Swimming Pool, Garden, Period features, Period Building, Natural light, Well, Views, Solar panels, Renovated, Pet-friendly, Panoramic view, Fireplace, Exterior, Barbecue, Balcony

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The homes have a total of 14 bedrooms and 7 bathrooms and have been renovated to offer comfort and well-being. They have propane central heating and a biomass boiler, as well as double glazing with thermal insulation in their structure. La Finca has a telephone line.

In addition to these main buildings, La Finca has several agricultural buildings ideal for horses or animals. La Finca is fenced in the vicinity of the homes with an electric gate and its stone walls have been recently restored.

There is the possibility of acquiring two independent adjacent farms, with 50 more hectares and two ruins listed for rehabilitation.

It is an ideal property to carry out an equestrian or livestock project and even complement it with a tourist accommodation activity or similar. It also makes sense as a large family-friendly residence in nature.

The property is located 10 kilometers from the nearest urban center and has easy access, paved until the last 3 kilometers where there is a track in good condition.

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