

€1,100,000 Country house - For sale - Reserved

## Excellent 7 Bedroom country house with 30,000m<sup>2</sup> garden for sale in La Selva, Girona

Spain » Girona » La Selva » 17401

<b>7</b>	<b>4</b>	<b>794m<sup>2</sup></b>	<b>711,800m<sup>2</sup></b>	<b>30,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

RESERVED



Contact us today for more information or to arrange a viewing

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### OVERVIEW

**Cozy country house with garden, swimming pool and annex apartment, with a total of 795 m<sup>2</sup> built, completely renovated with high energy use and great comfort, on a plot of 71 hectares for sale in the heart of Guillerries.**

Lucas Fox is pleased to present this beautiful 15th century country house , completely restored, located in the province of Girona, La Selva region, in the heart of Las Guillerries.

La Finca, located at an altitude of 653 meters above sea level, has a total of 71 hectares of land, mainly cork oak forest that also includes a total of 6 hectares of farmland with the possibility of expanding that surface and recover old grass meadows.

Inside La Finca, we find a cozy country house, with a total of 795 m<sup>2</sup> built, completely rehabilitated, preserved and cared for in detail by its current owners over the last 20 years.

The country house is surrounded by about 3 hectares of fenced and well-kept garden , with various fruit trees, olive trees, magnolias, lime trees and oaks on its multiple terraces. A space full of special corners, where we also find various buildings for agricultural use, with automatic irrigation throughout the area, a vegetable garden, a chicken coop and a wonderful haze chlorination pool.

The property stands out for its high use of the natural resources available to it, as reflected in its class A energy certification, the highest. It has a biomass boiler that is powered by the wood generated by the building itself, solar panels to heat the sanitary water and a private well treated by reverse osmosis. La Finca is also connected to the electrical grid and has an internet connection via fiber radio (50/5 mbps).

The main construction consists of two floors and a semi-basement area.



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Mountain views, Swimming Pool, Garden, Gym, Period features, Period Building, Natural light, High ceilings, Parking, Well, Views, Utility room, Storage room, Renovated, Pet-friendly, Panoramic view, Outdoor kitchen, Near international schools, Library, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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The ground floor consists of a spacious entrance that leads to a study and a room formerly used as the kitchen with its fireplace and the oven rehabilitated and fully operational. On this level we find the day space, in two rooms, with a dining area and a living room; both open spaces and connected to a wonderful equipped kitchen with access to a 75 m<sup>2</sup> terrace from which you can see spectacular views of Las Guillerías, with Las Agudes and the Turó de l'Home in the background. The floor completes with a storage area for the kitchen and a full bathroom .

On the upper floor , we find five complete bedrooms, with access from a large distribution room. The main one has a dressing room and access to a 25 m<sup>2</sup> terrace. This level has two complete bathrooms.

On the lower floor , the lower ground floor, we find the machinery area, the boiler and the water tank, as well as a wine cellar and a large storage space for garden tools.

La Finca has an annex apartment, with a separate entrance and also connected from the interior, which houses an equipped kitchen and a living room on the ground floor and a large bedroom with a full bathroom on the first floor.

The country house is completed with a parking area prepared for three cars, as well as a glazed porch space equipped with a full kitchen and barbecue, ideal for family gatherings or friends in both summer and winter.

In short, a special place that combines the natural beauty that the Guillerías area offers, with the proximity of the most important urban centers in the region.

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