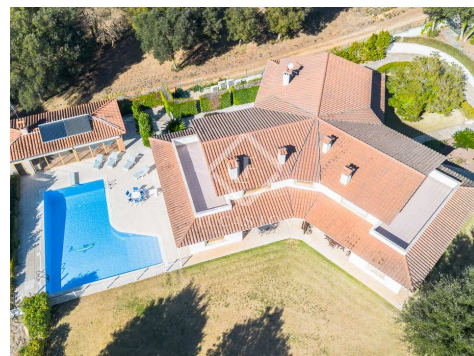


€1,400,000 House / Villa - For sale - New listing

10 Bedroom house / villa with 3,098m² garden for sale in El Gironés, Girona

Spain » Girona » El Gironés » 17199

10	7	1,410m²	7,278m²	3,098m²
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

Elegant multi-family villa for sale in a quiet residential area surrounded by beautiful natural surroundings, just outside the city of Girona.

Lucas Fox presents this unique and elegant villa, located in the heart of the Llémena valley, one of the best preserved and spectacular natural places in the Gironès region, a few minutes from the city centre of Girona. The property was built in 1995 with a reinforced concrete structure and clinker-type brick walls. The property stands majestically on an urban plot of 3,098 m² and a private oak forest plot of 4,180 m², with a total plot area of 7,278 m².

The house is distributed in three wings, with independent spaces that allow the possibility of housing more than one family. In total we find ten bedrooms, including two bedrooms with their respective private bathrooms with large round bathtubs, showers and changing rooms, as well as five full bathrooms and three guest toilets. In addition, it offers a separate space for guests including a living room, fireplace, double bedroom and bathroom, as well as a work area and a guest toilet. It also has a multipurpose room with access to one of the three terraces, which can be used as a gym or games room, among others, depending on needs.

Great attention to detail has been paid in this house. Both the interior and exterior are truly elegant, thanks to its Roman travertine marble floors, among other features. It has niangon hardwood windows and metal blinds with adjustable and motorized slats. Likewise, it has solar panels for the production of sanitary water.

In addition, the exterior walls have been meticulously insulated with a coating composed of a combination of expanded polystyrene, sprayed polyurethane, brick and exposed brick block, to achieve excellent energy efficiency. This innovative approach to construction ensures exceptional thermal comfort in all seasons, while significantly reducing energy consumption.

Exterior, the property offers the pool house, an open-plan annex with a fireplace and barbecue, ideal for enjoying the outdoors, next to the extensive flat garden with grass. The property has a spacious open-plan garage.

From its spacious interior spaces to the carefully designed gardens and wooded grounds, this property offers an exclusive lifestyle for those seeking the highest quality and tranquility.



lucasfox.com/go/gir49499

Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Marble flooring, Utility room, Transport nearby, Solar panels, Near international schools, Heating, Fireplace, Exterior, Double glazing, Chill out area, Barbecue, Alarm, Air conditioning

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