

€1,350,000 Country house - For sale

13th-Century masia for sale in Garrotxa on 37 hectares with river and valley views, and modern utilities. Ideal for restoration.

Spain » Girona » La Garrotxa » 17813

15	4	1,030m²	370,000m²
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

€1,350,000 Country house - For sale

13th-Century masia for sale in Garrotxa on 37 hectares with river and valley views, and modern utilities. Ideal for restoration.

Spain » Girona » La Garrotxa » 17813

15 Bedrooms **4** Bathrooms **1,030m²** Floorplan **370,000m²** Plot size

OVERVIEW

Spectacular 13th-Century masia in Garrotxa on a 37-hectare estate with stunning valley views. Ideal for a restoration project, the property includes 15 rooms, additional buildings, a flowing river, and modern utilities. Perfect for a serene retreat.

Nestled in the heart of the breathtaking Garrotxa region, this rustic estate offers a unique opportunity to restore a magnificent 13th-century masia. Spanning 37 hectares of picturesque landscapes with fertile fields and lush forests, and a river meandering through the property, this estate provides an unparalleled natural setting. The property is equipped with mains electricity and water, making it an ideal project for those looking to transform this historical gem into a dream retreat.

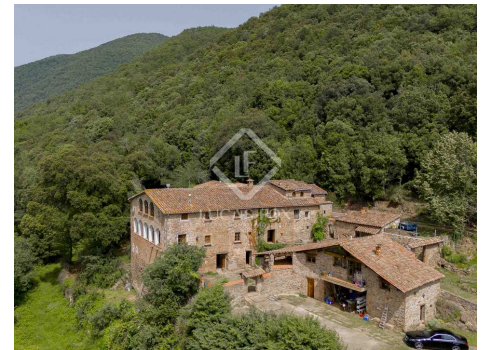
Property Features:

Main Masia: The masia, spread over three floors with a total built area of 1030 m², is perfect for a renovation project that can enhance its historic charm.

- **Ground Floor:** Originally used as stables and storage, this floor offers the potential to be converted into functional or leisure spaces.
- **First Floor:** Features a spacious central hall leading to a large covered terrace with spectacular views of the valley and surrounding mountains, immersing you in the serene natural environment. The floor also includes a kitchen, four double bedrooms, and a bathroom.
- **Second Floor:** Similar in layout to the first floor, with another spacious hall that leads to a covered terrace offering panoramic views of the valley, along with four double bedrooms and a bathroom.

Additional Buildings:

1. **Apartment:** Located next to the main house, this cosy apartment features one bedroom, a living room with a fireplace, a dining area, and a kitchen, ideal for guests or as an independent living space.
2. **Barn:** Converted into a comfortable dwelling with two bedrooms, a living room, and a terrace.
3. **Agricultural Buildings:** Various structures for livestock and agricultural machinery,



lucasfox.com/go/gir51092

Mountain views, Swimming Pool, Garden, Natural light, Views, Utility room, Storage room, Pet-friendly, Panoramic view, Heating, Fireplace, Exterior

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

€1,350,000 Country house - For sale

13th-Century masia for sale in Garrotxa on 37 hectares with river and valley views, and modern utilities. Ideal for restoration.

Spain » Girona » La Garrotxa » 17813

15	4	1,030m²	370,000m²
Bedrooms	Bathrooms	Floorplan	Plot size

providing multiple possibilities for use.

Current Rooms and Potential for Restoration: The estate currently has a total of 15 rooms, distributed across the main masia and the additional buildings. With its extensive built area and the potential offered by its various structures, a restoration project can transform and optimize the property's features, tailoring it to the new owner's needs.

Unmatched Natural Surroundings: The setting of this estate is simply spectacular. Located in a valley with uninterrupted views of the mountains and the lush vegetation of Garrotxa, the estate is crossed by a clear river with waterfalls that add a touch of magic to the landscape. The abundance of water and the natural splendour make this the perfect place for those wishing to be in touch with nature, enjoy outdoor activities, or simply relax in a serene and beautiful environment.

Modern Infrastructure: Equipped with mains electricity and water, the estate provides a solid foundation for restoration, allowing for the integration of all modern amenities while preserving the historic character of the property.

Location: Set in a tranquil location of extraordinary beauty, the estate offers complete privacy, with excellent road connections ensuring easy access to nearby services and amenities.

More than just a property, this rustic estate is a gateway to an exclusive lifestyle. With the natural beauty of its surroundings and the potential to develop a restoration project that respects the history and tradition of the masia, this estate presents a unique opportunity to create a private retreat or a tourist project in the stunning Garrotxa region.

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

€1,350,000 Country house - For sale

13th-Century masia for sale in Garrotxa on 37 hectares with river and valley views, and modern utilities. Ideal for restoration.

Spain » Girona » La Garrotxa » 17813

15	4	1,030m²	370,000m²
Bedrooms	Bathrooms	Floorplan	Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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