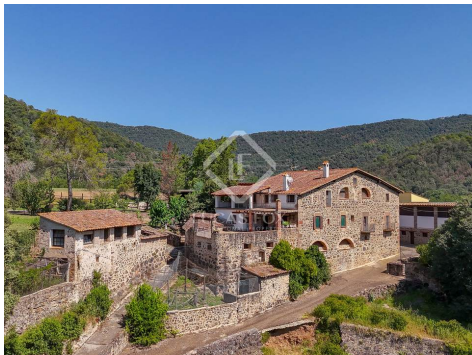


€2,500,000 Country house - For sale - New listing

## 10 Bedroom country house for sale in La Garrotxa, Girona

Spain » Girona » La Garrotxa » 17811

<b>10</b>	<b>5</b>	<b>1,014m<sup>2</sup></b>	<b>2,200,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

**Large rustic building with more than 1000 m<sup>2</sup> built, in several buildings for residential use and more than 11,000 m<sup>2</sup> for agricultural use on a 220 hectare plot with oak forests and cultivated fields for sale in La Garrotxa.**

Lucas Fox presents this impressive country building located in an incomparable natural setting, near Santa Pau, in the region of La Garrotxa. La Finca is surrounded by lush oak forests, cultivated fields and has a river that meanders through the property and offers numerous areas for bathing.

La Finca covers a total of 220 hectares, of which 20 hectares are cultivated fields. The rest of the land extends across lush natural landscapes, ideal for enjoying outdoor life and nature activities.

La Finca was formerly used as a cattle ranch and has five farms and a total of 11,000 m<sup>2</sup> of built area dedicated to livestock use, as well as several service buildings that supply agricultural activity.

As for the residential part, La Finca has 1,014 m<sup>2</sup> built area distributed in several spaces, including a majestic three-level manor house, a smaller adjacent farmhouse, a two-level studio and several annexes that can be used as multipurpose rooms. In addition, there is a second 130 m<sup>2</sup> country house, located about 900 meters from the main house, which offers privacy and multiple possibilities for use.

La Finca has water and electricity, as well as several wells and water reserves to supply the fields. The heating is diesel, which guarantees comfort throughout the year.

This property is ideal both for those seeking an exclusive refuge in the middle of nature, and for investors interested in developing an agricultural, livestock or even tourist project in an environment of great beauty and ecological value.

Please contact us for more information or to arrange a viewing of this magnificent country building in Santa Pau.



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Mountain views, Garden, Period features, Period Building, Natural light, High ceilings, Well, Views, Utility room, Storage room, Pet-friendly, Panoramic view, Horse-riding facilities, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Alarm, Air conditioning

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