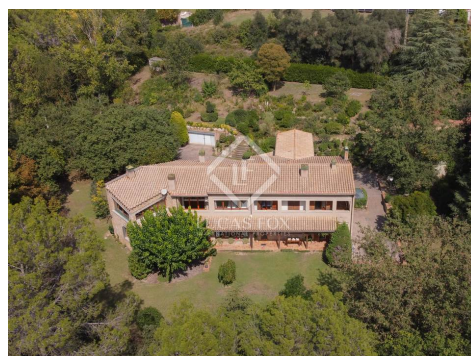


€1,200,000 House / Villa - For sale

Excellent 5 Bedroom house / villa for sale in Pla de l'Estany, Girona

Spain » Girona » Pla de l'Estany » 17820

5	3	691m²	8,515m²
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

€1,200,000 House / Villa - For sale

Excellent 5 Bedroom house / villa for sale in Pla de l'Estany, Girona

Spain » Girona » Pla de l'Estany » 17820

5	3	691m²	8,515m²
Bedrooms	Bathrooms	Floorplan	Plot size

OVERVIEW

Large 691 m² family-friendly home with three floors, 5 bedrooms, 3 bathrooms, garage and games room on a 8,500 m² plot with garden, swimming pool and lake views for sale in Banyoles, in a quiet natural setting.

Lucas Fox presents this spacious family-friendly home with great potential and views of Lake Banyoles. It is located in the exclusive setting of Pla de l'Estany, close to the iconic Lake Banyoles. The property was built in the 1990s and has been well maintained. It offers plenty of space and great potential to modernise and adapt it to today's standards.

The house has a total area of 691 m² spread over three floors, located on a plot of 8,500 m² surrounded by trees, which offer great privacy.

The 114 m² lower ground floor has a storage room, wine cellar and machine room.

The 327 m² ground floor offers an entrance hall that leads to a bright living-dining room, a kitchen diner with a pantry, a full bathroom, a guest toilet and a games room. In addition, it has a 56 m² garage included in this surface, ideal for several vehicles or for storing equipment. From the ground floor, there is access to the porch, which connects to the garden and is perfect for enjoying the outdoors.

The upper floor of 250 m² has a large open-plan studio with plenty of natural light, as well as five bedrooms and three full bathrooms.

The property is equipped with oil heating and municipal water and electricity amenities, for total comfort throughout the year. The extensive garden, with swimming pool and pool house equipped with barbecue area, has great potential to be transformed into an exclusive space.

The main attraction of this property is undoubtedly its proximity to Lake Banyoles and the spaciousness of its spaces, which gives it a unique value. It is located in a quiet and private residential area, with all the necessary amenities within walking distance. An ideal option for a family.



lucasfox.com/go/gir52319

Mountain views, Swimming Pool, Garden, Period features, Natural light, High ceilings, Well, Views, Transport nearby, Storage room, Pet-friendly, Panoramic view, Near international schools, Library, Heating, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Alarm, Air conditioning

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

€1,200,000 House / Villa - For sale

Excellent 5 Bedroom house / villa for sale in Pla de l'Estany, Girona

Spain » Girona » Pla de l'Estany » 17820

5	3	691m²	8,515m²
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