

€1,650,000 Country house - For sale

## Excellent 9 Bedroom country house for sale in Pla de l'Estany, Girona

Spain » Girona » Pla de l'Estany » 17468

<b>9</b>	<b>10</b>	<b>1,196m<sup>2</sup></b>	<b>49,396m<sup>2</sup></b>
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

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### OVERVIEW

## 1196 m<sup>2</sup> country house with 9 bedrooms on a 5-hectare plot with swimming pool for sale in the heart of Pla de l'Estany.

Lucas Fox presents this 18th century country house, located in a small village in Pla de l'Estany. It sits on a 5 hectare plot surrounded by nature, making it a benchmark for rural tourism. It offers a constructed area of 1,196 m<sup>2</sup>, including the country house and auxiliary buildings.

The original 18th-century country house is divided into three floors: the ground floor of 536.50 m<sup>2</sup>, with its adjacent porch; the first floor of 432.75 m<sup>2</sup>, also with its respective porch; and the loft of 33.30 m<sup>2</sup>. In total, the main country house offers a constructed area of 1,066.25 m<sup>2</sup>. It was renovated in 2020 with all modern comforts, but its rustic character was respected. The owners paid particular attention to preserving the original elements and materials, to maintain the authenticity of the country house and its traditional style, such as the restored original wooden beams, exposed stone walls and other architectural details of the period.

There are nine carefully decorated bedrooms in total, eight of them with private bathrooms, as well as two additional bathrooms, ten bathrooms in total. In addition, there are two adjoining apartments, each with its own entrance, living room, equipped kitchen, bedroom and bathroom, ideal for families or groups looking for greater privacy.

On the other hand, there are several auxiliary buildings on offer: an annex attached to the barn of 26.40 m<sup>2</sup>, an original shed of 51.50 m<sup>2</sup> and an attached annex of 37.90 m<sup>2</sup>. The auxiliary buildings have a total computable surface area of 155.80 m<sup>2</sup>.

Currently, part of the property, the rear part of the country house, is being renovated, so it offers great potential. It could be connected to the main country house to increase the number of bedrooms or used as an independent area for other uses, such as a second accommodation, a restaurant or a multipurpose room.

Exterior, there is a 2020 swimming pool with a surface area of 40.00 m<sup>2</sup>, ideal for enjoying the warm weather and relaxing in the gardens.

For more information, please contact us.



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Mountain views, Garden, Period features, Period Building, Natural light, High ceilings, Underfloor heating, Communal terrace, To renovate, Storage room, Library, Interior, Horse-riding facilities, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm

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