

€1,400,000 Country house - For sale

## Excellent 10 Bedroom Country House for sale in La Garrotxa, Girona

Spain » Girona » La Garrotxa » 17174

|           |           |                         |                           |
|-----------|-----------|-------------------------|---------------------------|
| <b>10</b> | <b>11</b> | <b>607m<sup>2</sup></b> | <b>2,386m<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

## Charming sustainable and restored 12th century country house with 10 bedrooms, stunning views, swimming pool, private garden and solar panels for sale in La Garrotxa, ideal for investors.

The Rectory of Sant Miquel de Pineda is a unique and special property, located in the heart of the La Garrotxa volcanic park, one of the most picturesque and protected regions in Catalonia. Just an hour's drive from Girona and 90 minutes from Barcelona, it offers an ideal rural setting with easy access to both Girona Airport and the high-speed AVE train station. Its proximity to the Olot-Girona Greenway makes it a perfect location for nature and cycling enthusiasts. With an eco-sustainable character, the property is equipped with solar panels and efficient energy management systems, features that add to its charm.

Built in the 12th century, La Rectoria has been carefully restored, preserving its historical essence while blending in modern finishes. The main house stands beside a chapel, creating an architectural ensemble of great heritage value. Outside, the original stone facade and hedge-enclosed gardens provide unmatched privacy. The property also boasts a private pool and spacious garden, ideal for outdoor activities and relaxation.

The interior of La Rectoria is spread across three floors. The first floor, where guests enter, features a spacious hall with original wooden flooring and ceilings. From here, guests access two en-suite guest bedrooms and a half bath. To the south, a large dining room with five arched windows offers views of Vall d'Hostoles, while on the opposite side of the hall is the former kitchen, now a cozy living room that retains its wood-burning stove, stone sink, and original tiles. This floor is completed by a modern kitchen, a TV room, and a utility room.

On the second floor, there are five additional guest bedrooms, each with an en-suite bathroom and unique architectural details. Each room is heated by radiators, ensuring comfort year-round. The ground floor hosts the private residence of the owners, featuring three bedrooms, a modern kitchen, and a large dining area, all with vaulted ceilings typical of the region. The property also includes a laundry room, wine cellar, and boiler room.



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Mountain views, Terrace, Swimming Pool, Garden, Period features, Period Building, Natural light, Parking, Communal terrace, Utility room, Transport nearby, Tourist License, Storage room, Solar panels, Renovated, Playground, Pet-friendly, Panoramic view, Library, Interior, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Alarm, Air conditioning

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La Rectoria de Sant Miquel de Pineda combines history, rural charm, and sustainability in a privileged location. Currently managed as a B&B, this property is ideal for families seeking an exclusive private residence in nature or for investors interested in a high-performing tourism project.



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