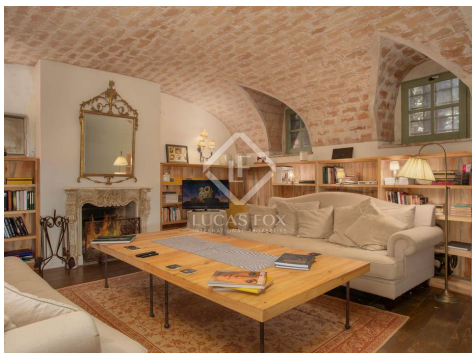


€1,590,000 Hotel - For sale

**Historic 12th Century estate with beautiful restoration, located between Pla de l'Estany and Alt Empordà, Currently operating as a luxury boutique hotel near Lake Banyoles.**

Spain » Girona » Pla de l'Estany » 17468

<b>8</b>	<b>9</b>	<b>810m<sup>2</sup></b>	<b>1,391m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

**Exclusive historic estate between Pla de l'Estany and Alt Empordà with 8 suites operating as a boutique hotel, with a swimming pool, and independent apartment- A unique retreat near Lake Banyoles, Girona, and Costa Brava.**

Nestled between the Pla de l'Estany and Alt Empordà, this beautifully restored estate, meticulously restored over three years, stands as a unique haven full of history and charm. Surrounded by a generous plot of 1,381 m<sup>2</sup>, this property invites tranquility. The owners have taken great care to preserve the original character of the home while offering modern comfort, creating a home that beautifully blends the old with the new.

The ground floor, covering 458.97 m<sup>2</sup>, offers expansive, well-designed spaces where classic design meets practicality. Four en-suite bedrooms, each with a private bathroom, provide privacy and comfort. The spacious living room, flooded with natural light, opens to the garden, seamlessly bringing nature into daily life. The dining room and kitchen, thoughtfully designed for family gatherings and culinary experiences, open into the courtyard, fostering an inviting atmosphere. A cinema room and laundry room complete this floor, providing both entertainment and practical utility.

The first floor, with 480.65 m<sup>2</sup> of built space, houses four suites, each a private sanctuary with its own distinctive charm. The large kitchen, a central space ideal for hosting guests or continuing the hospitality business, is complemented by the dining room and two lounges, creating inviting spaces to relax and enjoy peaceful moments. The floor also features a laundry room and a service room, providing additional comfort. The outdoor patio and garage for six cars complete this level, ensuring functionality and convenience.

On the second floor, of 156.20 m<sup>2</sup>, lies the main suite, an independent space offering privacy and serenity. This floor can easily be converted into two additional rooms or even an independent apartment, offering flexibility for future needs.



[lucasfox.com/go/gir55202](https://lucasfox.com/go/gir55202)

Mountain views, Terrace, Swimming Pool, Garden, Private garage, Period features, Period Building, Natural light, Mosaic tile flooring, High ceilings, Parking, Views, Utility room, Tourist License, Storage room, Renovated, Pet-friendly, Panoramic view, Open kitchen, Near international schools, Library, Interior, Home cinema, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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The outdoors, with a total land area of 1,381 m<sup>2</sup>, offer a range of spaces to enjoy nature. The gardens and terraces provide peaceful spots for relaxation, while the barbecue area and swimming pool offer the perfect setting for outdoor living. Additionally, a small independent apartment with one bedroom adds a functional touch, ideal for guests or service staff.

This home is not only about comfort and elegance but also about a place full of history. Perfect for those looking for a unique retreat or wishing to continue operating a luxury hospitality business.

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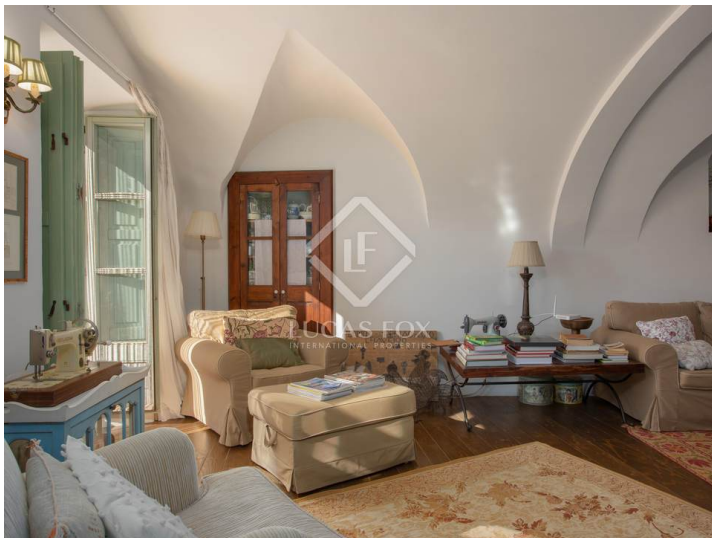
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