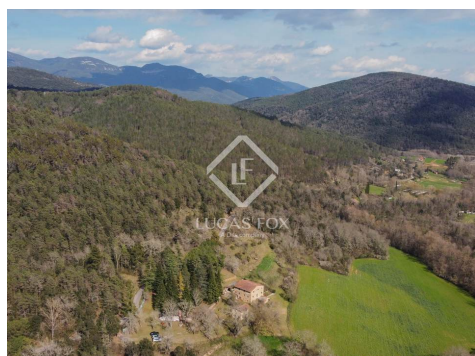


€800,000 Country house - For sale - New listing

Unique Project in the Garrotxa: Estate with Character, Landscape, and Potential

Spain » Girona » La Garrotxa » 17890

10	3	444m²	92,000m²
Bedrooms	Bathrooms	Floorplan	Plot size



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OVERVIEW

9.5 ha estate in Garrotxa with barn in rehabilitation, great renovation potential, and unique natural surroundings to create your dream project.

In one of the most beautiful and authentic valleys of the Garrotxa, in the heart of Vall del Bac, lies this rural treasure of 9.5 hectares, a place where nature sets the rhythm and every corner invites imagination. This estate is much more than land and stone: it is the foundation of a life project with both vision and soul.

The property combines fertile fields surrounding the buildings with native forests, creating a mature, intimate, and powerful landscape. A stream forms one of its borders, adding freshness and beauty to a finca that exudes authenticity in every way.

With 850 m² of built space, distributed between the main house and an adjacent barn, the estate offers an ideal volume for creating different living spaces: a main residence, independent accommodations, or common areas. The property features 10 bedrooms, 3 bathrooms, 5 living rooms, and 2 kitchens, spread over several levels that allow for endless configurations.

The property is in the process of rehabilitation, with the barn roof already renovated. Additionally, there is a pool area, which, while requiring renewal, provides a perfect foundation for creating an integrated leisure space within the landscape.

This estate offers a great opportunity for design and transformation, preserving its traditional character while adapting it to new uses. Whether as a multi-family private residence, a sustainable rural tourism project, an artistic retreat, or a creative space, this property holds potential for something truly unique.

It also comes with well water, company electricity, and paved road access, plus a garage for three cars. Just 3 km from Castellfollit de la Roca, enjoy the serenity of rural life while being conveniently connected.

This estate is for those seeking more than just a property: for those who wish to leave their mark on the landscape, create something lasting, and live in harmony with nature.



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Mountain views, Period features,
Period Building, Natural light, Parking, Well,
To renovate, Storage room, Fireplace,
Exterior

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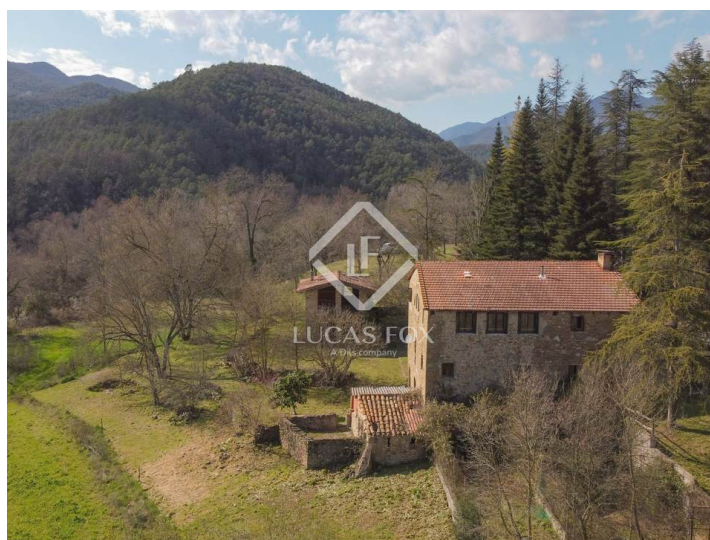
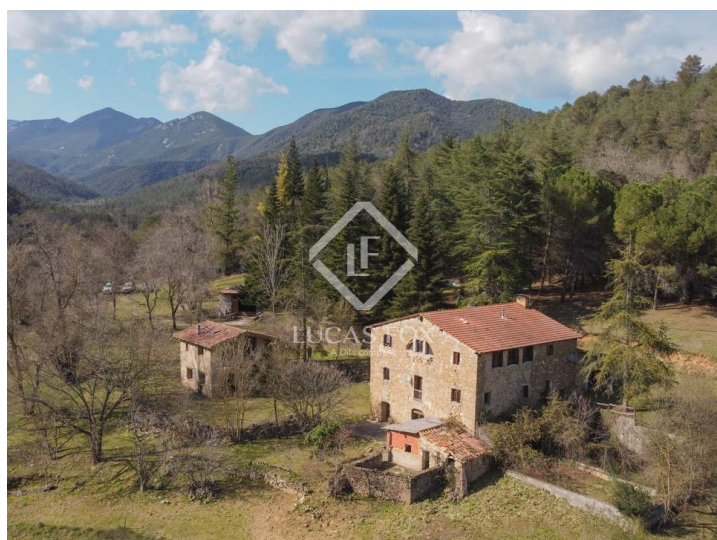
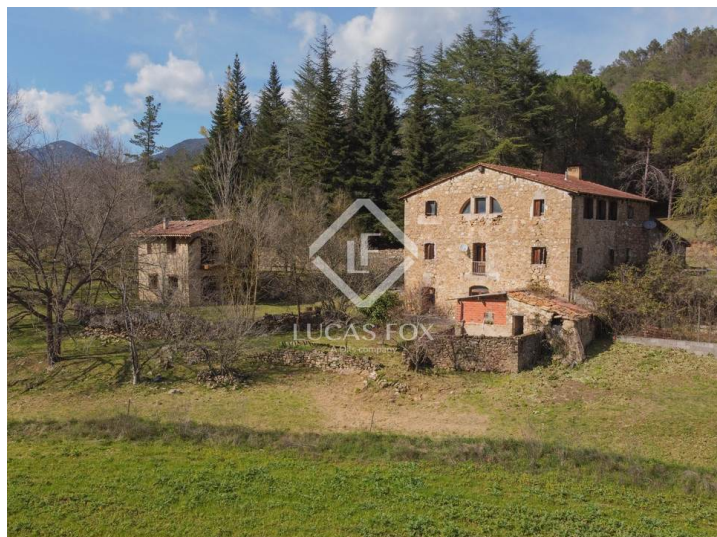
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