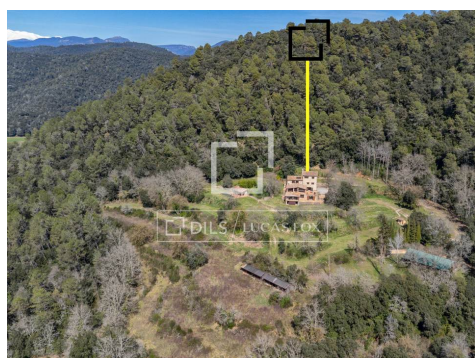
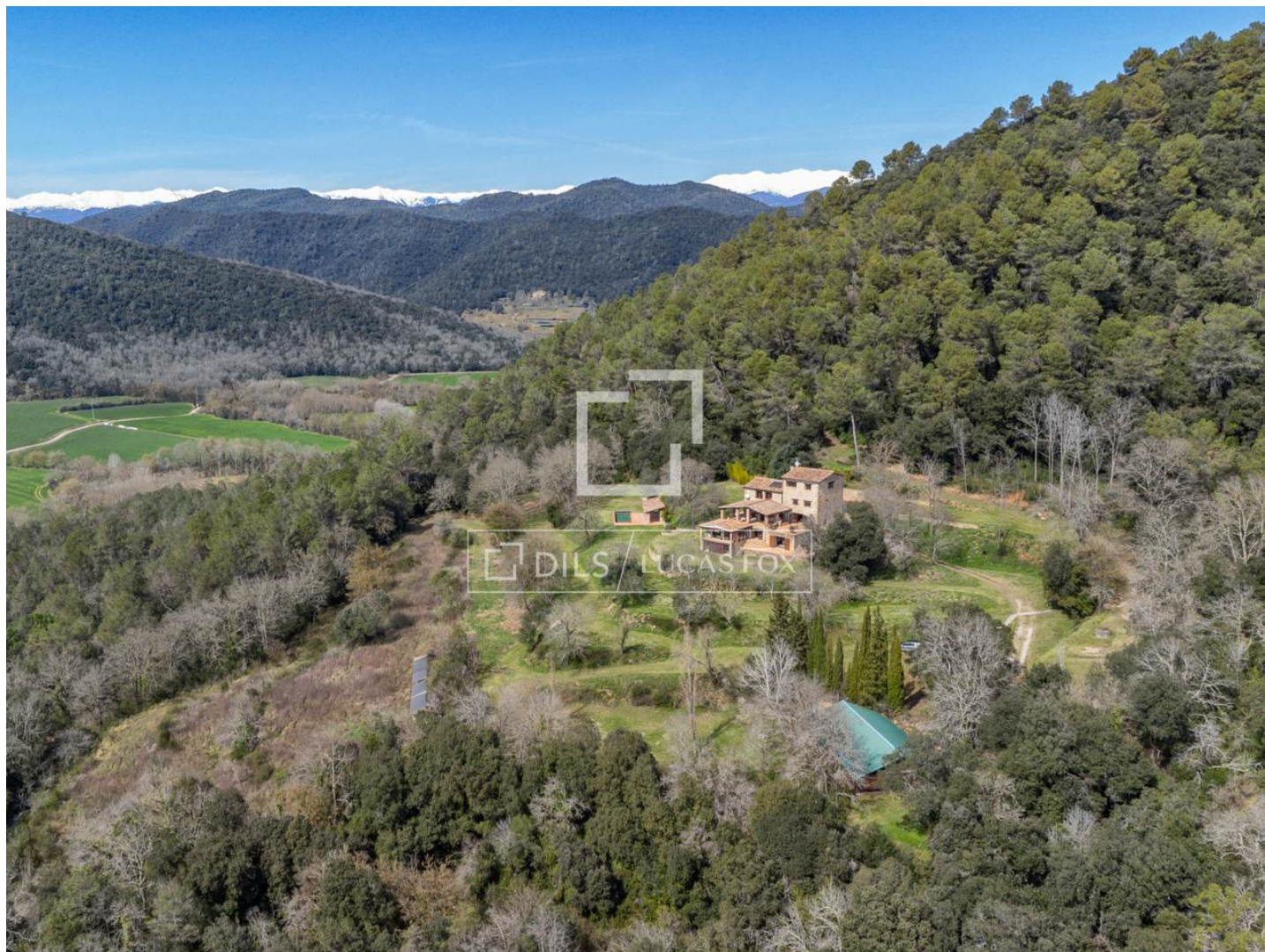


€1,600,000 Country house - For sale

Luxury rustic estate in La Garrotxa with Pyrenees views, panoramic terraces, heated pool, and horse paddocks

Spain » Girona » Pla de l'Estany » 17831

4	3	752m ²	450,000m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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€1,600,000 Country house - For sale

Luxury rustic estate in La Garrotxa with Pyrenees views, panoramic terraces, heated pool, and horse paddocks

Exclusive 45-ha estate in La Garrotxa with woodland and fields, 752 m² main residence over five levels, panoramic terraces, heated pool, and barn with horse paddocks, surrounded by nature.

Set within the volcanic landscape of La Garrotxa, this rustic estate is, above all, a place for contemplation. From its privileged position, the views unfold majestically towards the Pyrenees, creating a constantly changing horizon that evolves with the seasons and brings a unique character to each day.

The property extends across approximately 45 hectares, predominantly woodland, embracing the house and ensuring a remarkable sense of privacy and tranquility. Around the main residence, natural clearings and open fields soften the landscape, allowing light and space to flow.

The main house, with 752 m² of built area, is arranged across a series of split levels, conceived as a true lookout integrated into its surroundings. Its architecture, both distinctive and deeply connected to the landscape, invites a slow and deliberate exploration, revealing a sequence of spaces that open outwards. The terraces—undoubtedly one of the property’s defining features—act as transitional living areas between interior and exterior: covered, adaptable, and designed to be enjoyed throughout the year, open in summer and enclosed in winter. These spaces encourage both contemplation and creativity, as reflected in one terrace currently used as a painting studio.

The layout, distributed over five split levels, most of them with independent external access, provides remarkable flexibility and reinforces the sense of an organic, almost self-contained architectural composition. Noble materials such as iroko wood, the presence of fireplaces, and traditional elements like the Catalan vaulted ceiling in the dining area create a warm and authentic atmosphere.

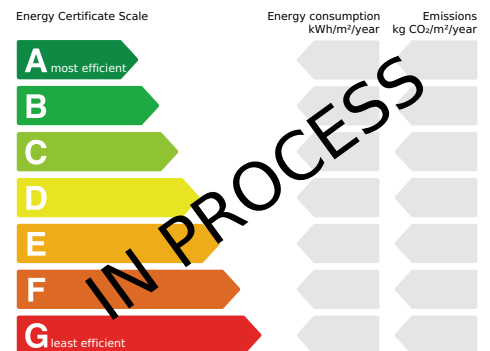
At the uppermost level, the main suite offers a private and elevated retreat, where the views reach their fullest expression. The rest of the house combines areas for rest, work, and gathering, designed both for everyday living and for hosting guests in comfort.

Outside, a heated swimming pool with its pool house and independent bathroom blends naturally into the surroundings, offering a relaxing space throughout the year. The estate is equipped with its own well, a water collection and storage system, solar panels for hot water, and oil-fired heating, ensuring both self-sufficiency and comfort. High-speed internet via Starlink provides modern connectivity in this otherwise secluded setting.



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Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Period features, Period Building, Natural light, High ceilings, Parking, Well, Views, Storage room, Renovated, Pet-friendly, Panoramic view, Open kitchen, Library, Horse-riding facilities, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning



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€1,600,000 Country house - For sale

Luxury rustic estate in La Garrotxa with Pyrenees views, panoramic terraces, heated pool, and horse paddocks

The property is completed by a large covered structure of approximately 200 m² with horse paddocks, reinforcing its rural character and offering excellent potential for equestrian use.

A truly distinctive estate, ideal for those seeking a unique retreat in nature without compromising on comfort or character.



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