

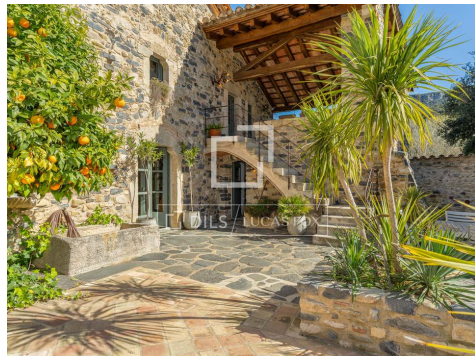
€1,845,000 Country house - For sale - New listing

## Excellent 6 Bedroom country house for sale in La Garrotxa, Girona

Spain » Girona » La Garrotxa » 17153

6	5	681m <sup>2</sup>	446,000m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



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Catalan country house of 575 m<sup>2</sup> restored in 2020 with high-quality materials and an annex 106 m<sup>2</sup> hayloft. 44-hectare building in the Llémèna Valley with a river, natural spring, and gorge. Courtyard with swimming pool, 6 bedrooms (4 suites), and underfloor heating.

Some properties are described by their characteristics, while others can only be understood through experiencing the place firsthand. This country house undoubtedly belongs to the latter category.

Located in the Llémèna Valley, one of the most authentic natural environments in the province of Girona, La Finca extends over 44 hectares where open meadows, gentle relief and wooded areas coexist, in a natural balance that is hard to find.

Access to the main property is through a private, intimate, and sheltered courtyard, where a traditional pool provides an initial sense of calm and refuge. This transitional space defines the character of the property from the outset: discreet, serene, and deeply connected to its surroundings.

The country house, measuring 575 m<sup>2</sup>, was restored in 2020 with a demanding yet respectful approach, preserving the essence of traditional Catalan architecture—stone walls, solid volumes, and original chimneys—while incorporating high-quality materials and contemporary solutions that provide comfort without altering its character. The result is a sober, balanced, and timeless property.

Inside, the house flows naturally. The kitchen, dominated by a restored original fireplace, acts as the heart of the property; the living spaces open onto the landscape and terraces; and the four suites offer privacy, comfort, and a direct connection with the surroundings.

The property is completed with an old hayloft of 106 m<sup>2</sup>, currently used for agricultural purposes and storage, with a clear potential for conversion into a guest space or other complementary uses, adding versatility to the whole without altering its character.

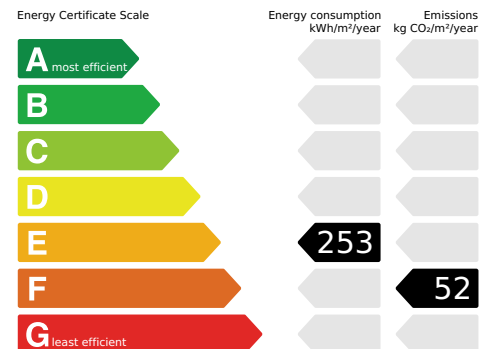
The unique value of La Finca lies in its relationship with water. A river runs through the land, a natural spring runs through it, and an adjacent pool where swimming is possible, creating a vibrant, ever-present, and constant environment. Water is not merely a decorative element here, but a structural one, defining the experience of living in this place.

The proximity to a moderately busy local road allows for access throughout the year, while maintaining a remarkable sense of privacy within La Finca.



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Mountain views, Terrace, Swimming Pool, Garden, Period features, Period Building, Natural light, High ceilings, Underfloor heating, Well, Views, Utility room, Storage room, Renovated, Panoramic view, Open kitchen, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony



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A property where luxury is not expressed, but perceived: in the honest architecture, in the quality of the materials, in the sound of the water and in the authenticity of an environment that remains untouched.

The published sale price does not include applicable taxes under Catalan law —such as Transfer Tax for resale properties, or VAT and, where applicable, Stamp Duty for new build—nor does it include expenses associated with the sale, including notary, registration, and administrative fees. For more information, please contact us via direct message.



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