

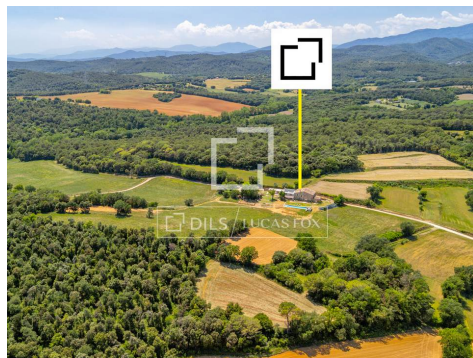
€2,300,000 Country house - For sale - New listing

Excellent 6 Bedroom country house for sale in Pla de l'Estany, Girona

Spain » Girona » Pla de l'Estany » 17844

6	6	1,132m ²	100,200m ²
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



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Restored, spacious and bright country house , with 803 m² of main property with rustic character and Nordic design and 329 m² of agricultural annexes authorized for equestrian use for sale in the natural environment of Pla de l'Estany, Girona

In Pla de l'Estany, Girona, nestled amidst open fields, privacy, and excellent transport links, lies this magnificent, recently restored country house . An exceptional property due to its scale, abundant natural light, and harmonious blend of historical character, contemporary comfort, and versatility, it is particularly appealing to those seeking a property with equestrian potential in a high-quality natural setting.

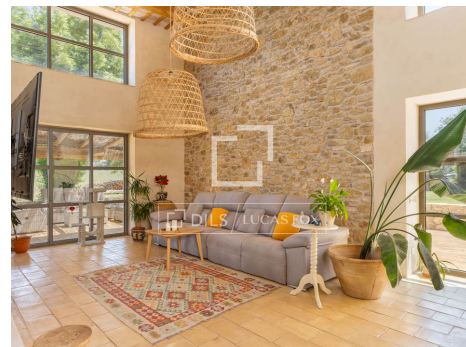
The refurbishment was carried out with sensitivity and meticulous attention to detail, respecting the original materials—stone walls, Catalan tufa, and treated wood beams—and integrating them with high-quality finishes, clean lines, and modern technical solutions. The result is a spacious, warm, and sophisticated property , where the rustic character of the country house blends seamlessly with a contemporary, Nordic-inspired aesthetic.

The ground floor is organized around open, interconnected spaces, where robust stone walls lend architectural presence without sacrificing spaciousness and comfort. The double-height ceiling in the main area enhances the entry of natural light and reinforces the feeling of volume. This level includes a large living room with a fireplace, an open-plan kitchen, a formal dining room , a more intimate sitting area, a games room, an study, a generously sized bathroom , an elevator, a utility room, and a laundry room.

The upper floor houses four en-suite bedrooms and a large multipurpose room visually connected to the lower level, providing spatial continuity and reinforcing the feeling of a contemporary home without losing the original essence of the property.

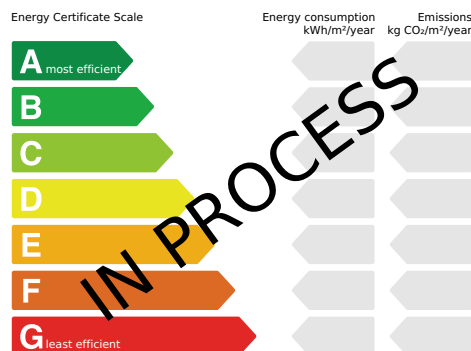
A separate annex offers the possibility of creating a guest apartment, staff apartment, or an additional work or wellness space, adding flexibility to the property.

The property has a total of 1,132 m² of constructed area according to the land registry, of which 803 m² correspond to the main property and 329 m² to agricultural outbuildings authorized for equestrian use. This provides a significant differentiating factor, as it allows the property to be envisioned as a high-end private residence with a clear equestrian focus.



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- Mountain views, Terrace, Swimming Pool,
- Heated swimming pool , Garden, Private garage, Lift, Period features, Period Building, Natural light, High ceilings, Underfloor heating, Parking, Well, Views, Utility room, Transport nearby, Storage room, Renovated, Playroom, Pet-friendly, Panoramic view, Open kitchen, Near international schools, Library, Horse-riding facilities, Home cinema, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning



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The property sits on 10 hectares of land, with open fields offering privacy, spaciousness, and a strong connection to the landscape. It is especially appealing to those seeking space, nature, and functionality, without sacrificing comfort or a well-connected location within the Pla de l'Estany.

The facilities are designed for comfortable use throughout the year, with an aerothermics system, underfloor heating, a heated pool and technical solutions focused on efficiency and well-being.

A country house restored with discernment, light and personality, combining tradition, design and functionality in one of the most attractive interior areas of Girona.

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The price indicated does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply (VAT and Stamp Duty when it is a new build). It also does not include notary or land registry fees. The property has an available energy efficiency certificate. Regarding the certificate of occupancy, we have it, number CHG0033707XXX, which we will make available upon request. AICAT registration number 13225 and API number 4089 are visible in accordance with applicable legislation. Large Property Owner Status: No.

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