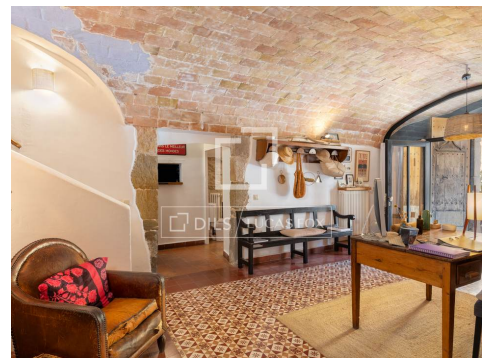
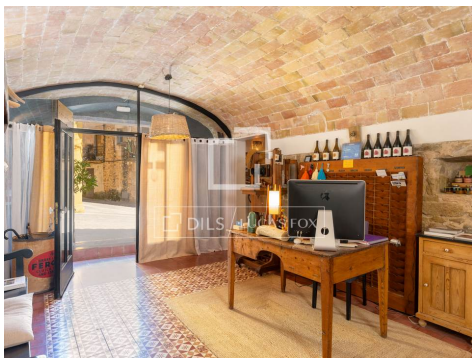
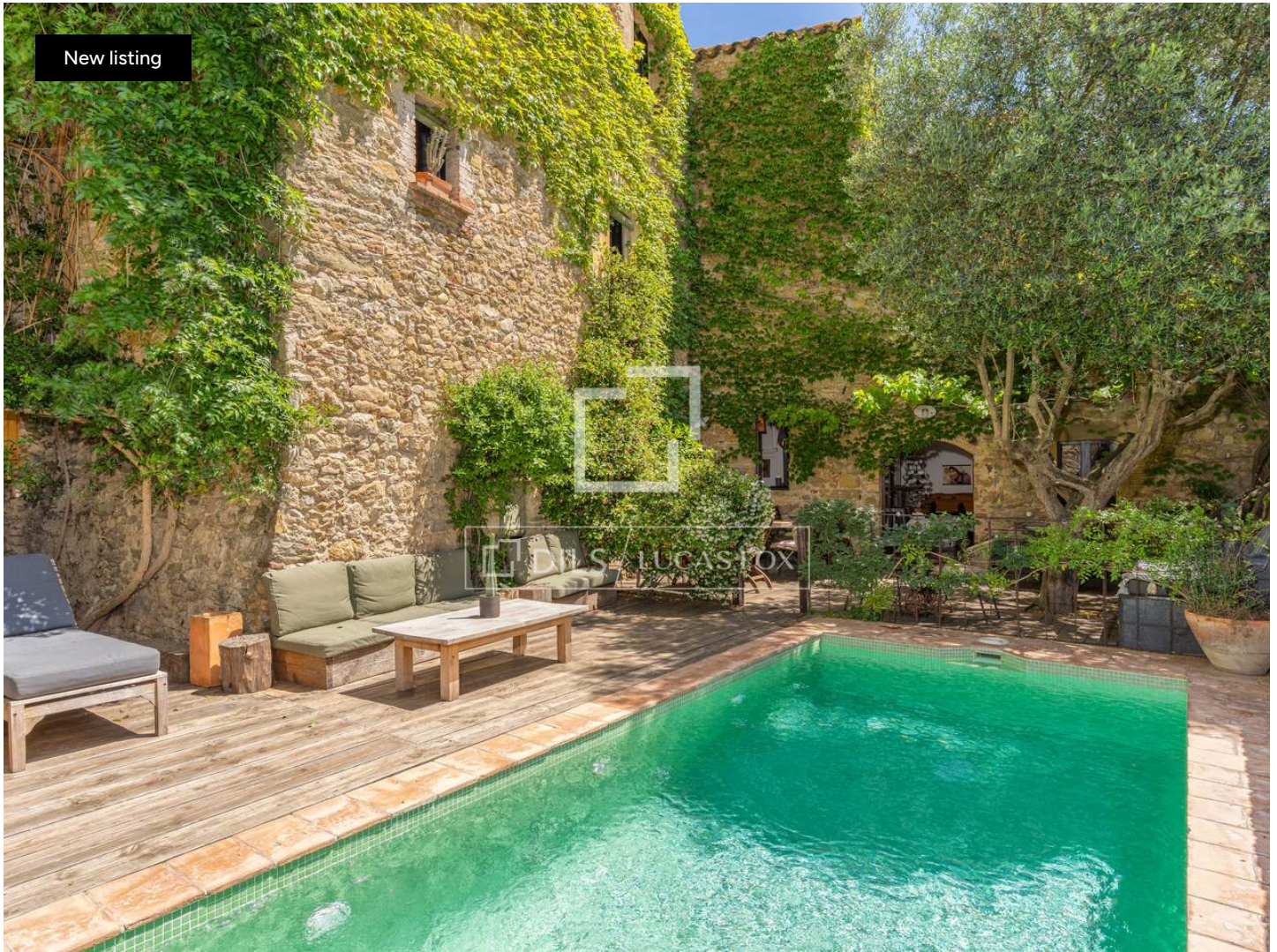


€1,300,000 House / Villa - For sale - New listing

## 7 Bedroom house / villa for sale in El Gironés, Girona

Spain » Girona » El Gironés » 17464

7	7	795m <sup>2</sup>	420m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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€1,300,000 House / Villa - For sale - New listing

## 7 Bedroom house / villa for sale in El Gironés, Girona

**Tranquility, soul, and excellent connectivity. A 795 m<sup>2</sup> stone house with 7 bedrooms and 7 bathrooms. It features a private garden , a saltwater pool, terraces, and multiple artistically designed spaces.**

This property is a place where tranquility, soul, and a prime location coexist in perfect harmony. A rustic bohemian retreat designed for those who understand home as a sensory and aesthetic experience.

The restoration has respected its original essence, allowing the traditional architecture to converse with an eclectic décor that evokes travels around the world. Each room seems to tell a different story: textiles, handcrafted pieces, and carefully selected objects create an artistic and deeply personal atmosphere.

The interior spaces flow naturally, combining spaciousness and intimacy. Two fireplaces provide warmth in winter, while fans and cross-ventilation enhance comfort in summer. Natural light softens textures and highlights the fine materials, reinforcing the sense of serenity.

The intimate and easy-to-maintain garden features a private saltwater pool that blends discreetly into the surroundings. It's a space designed for relaxation, conversation, and long after-dinner gatherings outdoors.

In addition to its aesthetic appeal, the property offers functionality and sustainability: an oil heating system, solar panels for hot water with the possibility of expansion for electricity supply, and a currently closed well with potential for refurbishment.

From an international investment perspective, the property offers a highly attractive concept: an experiential boutique hotel where design, aesthetic narrative, and the authenticity of the space become essential parts of the room. Its current configuration allows for immediate operation, with potential for expansion on the upper floor to increase capacity and profitability. A versatile asset that combines lifestyle, creative project, and business opportunity in one location.



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Mountain views, Terrace, Swimming Pool, Garden, Period features, Period Building, Natural light, High ceilings, Views, Utility room, Transport nearby, Storage room, Renovated, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, City views, Chill out area, Balcony, Alarm



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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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