

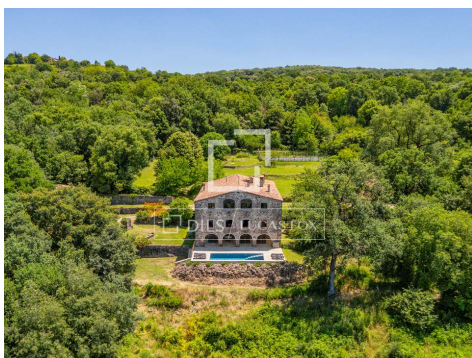
€1,075,000 Country house - For sale - New

19th-Century Eco Estate with Two Residences, Swimming Pool, and Tourist Licence on 9.8 Hectares in La Garrotxa

Spain » Girona » La Garrotxa » 17468

8	3	685m ²	98,000m ²
Bedrooms	Bathrooms	Floorplan	Plot size

New



Contact us today for more information or to arrange a viewing

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Historic eco estate in La Garrotxa with 9.8 hectares of organic land, two independent residences, 8 bedrooms, swimming pool, tourist licence, agricultural buildings, and strong potential for lifestyle or hospitality use.

Some properties do not need to be introduced. They reveal themselves through the landscape.

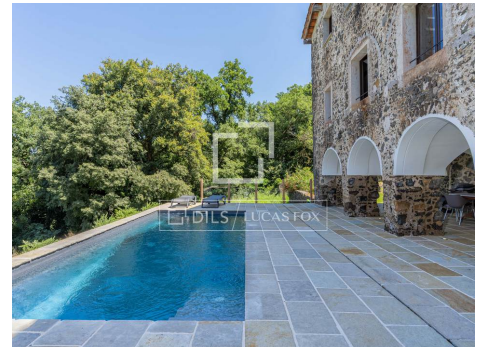
This 19th-century Catalan farmhouse estate is set within the distinctive volcanic countryside of La Garrotxa, where open fields, gentle slopes and patches of woodland create a natural setting of exceptional calm and clarity. The house sits within this landscape with complete ease, as though it has always belonged to it.

The estate offers approximately 685 m² of built area, distributed across two independent residences that are internally connected. This configuration allows for complete flexibility, whether as a large private family home, a dual-living arrangement, or a combination of a private residence and income-generating holiday rental.

The lower residence currently operates as a successful licensed tourist accommodation, while the upper residence is used as a private home, offering further potential for completion or reconfiguration. Each unit benefits from independent utilities, including water and electricity supply, heating, air conditioning, and water softening systems.

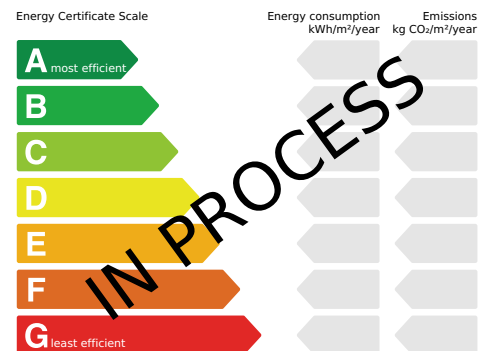
Beyond the main living spaces, the property includes a series of agricultural and auxiliary buildings that significantly enhance its versatility. The former stables have been converted into a functional woodworking workshop, reflecting the practical and creative approach with which the estate has been maintained. A traditional barn offers further potential for conversion into additional accommodation or a secondary dwelling, subject to planning permission.

One of the most distinctive features of the property is its swimming pool. Generously sized and perfectly integrated into the landscape, it enjoys open views across the surrounding fields and is a natural focal point for outdoor living throughout the warmer months. It is a space designed not as an isolated feature, but as part of a broader rhythm of life connected to nature.



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- Mountain views, Swimming Pool,
- Garden, Period features,
- Period Building, Natural light, Parking,
- Well, Views, Utility room, To renovate,
- Storage room, Renovated, Pet-friendly,
- Panoramic view,
- Near international schools, Fireplace,
- Exterior, Equipped Kitchen, City views,
- Chill out area, Barbecue, Balcony,
- Alarm, Air conditioning



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The estate extends over 9.8 hectares, of which approximately 75% is open farmland and the remainder woodland. Importantly, the land has been maintained organically, without the use of chemical fertilisers, preserving a living soil that is increasingly rare and highly valued for ecological and regenerative projects.

Modern infrastructure includes a 20-panel photovoltaic system installed in 2023, rainwater collection for irrigation and pool use, mains utilities, and independent water softening systems for each residence. The property also benefits from a valid tourist rental licence.

Located just a few minutes from Olot, within the Garrotxa Volcanic Zone Natural Park, the estate combines privacy, accessibility, and a highly desirable natural environment.

This is a property defined by land, adaptability, and quiet authenticity, offering a rare opportunity to combine lifestyle, income, and ecological potential in one coherent estate.

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The property is presented in excellent condition. The indicated price does not include taxes or expenses associated with the sale, which, in accordance with current legislation, are the responsibility of the buyer. In this case, the Property Transfer Tax (ITP) will apply, except in the case of new build, in which case VAT and Stamp Duty (AJD) would apply. Notary and Land Registry fees are also not included. The property has an Energy Performance Certificate. Regarding the Certificate Of Occupancy, we have it with reference number CHGCHG010253****, and it will be provided upon request to interested parties. AICAT registration number: 13225 and API registration number: 4089, shown in accordance with applicable legislation.

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