

€1,590,000 Country house - For sale - New

9 Bedroom country house for sale in La Garrotxa, Girona

Spain » Girona » La Garrotxa » 17813

9	5	454m ²	7,558m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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Exclusive country building of 454 m² on a plot of 7,758 m² in the Vall de Bianya. Three independent houses, saltwater swimming pool and a well-established rural accommodation business in an environment of absolute privacy.

There are places whose architecture seems to have sprung from the landscape itself. This building is one of them.

In the Vall de Bianya, where oak groves and meadows create one of the most serene landscapes in La Garrotxa, the property unfolds with a naturalness possessed only by those buildings that have evolved without losing their essence. Its 454 m² of built area, situated on a 7,758 m² plot, do not seek to impose themselves on the surroundings; they are part of them.

The stone preserves the memory of the original country house. The wood adds warmth. Light gently enters each room and accompanies the passing hours, while the landscape becomes a constant presence through the windows, terraces, and outdoor spaces. Everything invites you to slow down and reconnect with an environment where nature sets the rhythm of the day.

The complex comprises three completely independent dwellings, an unusual configuration that offers extraordinary versatility. The main residence retains the character of traditional Catalan architecture; the cozy cabin provides an intimate and charming space; and an elegant, newly built apartment incorporates a contemporary interpretation of the complex, demonstrating that tradition and modernity can coexist in perfect harmony.

Beyond its appeal as a private residence, the property houses a well-established, carefully developed, and fully operational rural accommodation business. This dual nature—home and business venture—allows the future owner to continue with an already established and recognized activity, or to reinterpret it according to their own vision, whether as boutique accommodation, a space for wellness retreats, corporate events, or nature-based experiences.

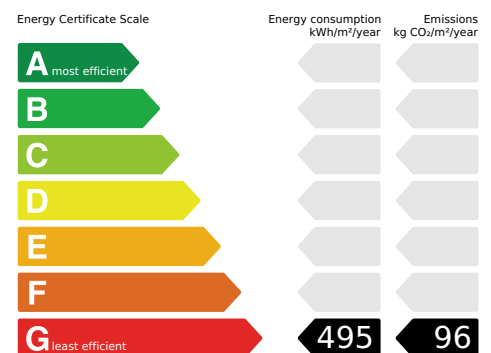
The growing prominence of La Garrotxa as a sustainable and high-quality tourism destination makes this building an especially attractive asset for those seeking to combine heritage, quality of life and an investment with potential.

Exterior, the garden blends seamlessly with the surrounding forest, respecting the topography and existing vegetation. The saltwater pool is discreetly integrated into the landscape, while the terraces, porches, and relaxation areas allow guests to enjoy the tranquility and beauty of the surroundings at any time of year.



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Mountain views, Swimming Pool, Garden, Period features, Period Building, Natural light, High ceilings, Views, Tourist License, Storage room, Renovated, Pet-friendly, Panoramic view, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Alarm, Air conditioning



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La Finca has all the necessary amenities for a contemporary residence, including oil heating, heat pump, air conditioning, two fireplaces, mains water supply supplemented by its own well, garage and the necessary technical amenities to ensure efficient operation throughout the year.

More than a property, this building represents a way of inhabiting the territory: a place where architecture dialogues with the landscape, where authenticity meets contemporary comfort, and where residential value coexists naturally with a fully consolidated business project.

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The property is located in La Garrotxa, Girona, with the approximate location indicated in accordance with current regulations. It has 454 m² of constructed and usable space. The property is in good condition. The total sale price is €1,590,000. The indicated price 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. It also does not include notary or land registry fees. The property has an available energy efficiency certificate. The certificate of occupancy, number CHG00248420001, is available upon request. Large Property Owner Status: No. AICAT Registration Number 13225 and API 4089.

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