

€755,000 Masia - For sale - New listing

10-bedroom country house for sale in Canyelles, 10 minutes from Sitges

Spain » Barcelona » Sitges » Olivella / Canyelles » 08811

10	3	715m ²	584m ²	210m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



Contact us today for more information or to arrange a viewing

+34 935 952 550 · sitges@lucasfox.com · lucasfox.com · Calle Major, 34, Sitges, Spain

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Authentic 14th-Century country house in Canyelles; Ideal as a private residence full of history, space, and natural surroundings. Also suitable for cultural projects or tourist investment.

Lucas Fox is pleased to present this exceptional listed masia, an architectural gem with over six centuries of history, located in the peaceful and charming town of Canyelles, in the heart of the Garraf region. Just 15 minutes from Sitges and 45 minutes from Barcelona, this property offers a unique combination of heritage, natural surroundings, and multiple potential uses.

Built in the 14th century and last renovated in 2010, the masia is part of the Inventory of Architectural Heritage of Catalonia, ensuring both its cultural value and urban planning protection. The impressive main façade features a semicircular arched doorway with stone voussoirs, as well as an original Gothic twin-arched window adorned with carved vine motifs, a nod to the area's rich wine-making tradition.

The property consists of a large main building, several annexes, and a private garden of 210 m². The total built area is approximately 584 m², distributed over two floors:

On the ground floor, the home offers a large entrance hall, dining room, traditional kitchen with fireplace, guest toilet, one bedroom, and an interior courtyard with a well. From here, there is access to the garden, perfect for creating a charming outdoor space. A large storage room is also included, historically used for wine production and storage.

The first floor includes nine bedrooms (one of them en-suite with private bathroom), a guest toilet, a living room with a balcony, and a cosy reading or sitting room. This level also provides access to a 16 m² terrace with open views of the natural surroundings. In addition, there is a second 36 m² storage room with access only from the ground floor.

While the property is habitable, it does require some renovation and updating in order to restore its full original splendour and bring it in line with modern standards, an excellent opportunity to tailor the space to your vision.

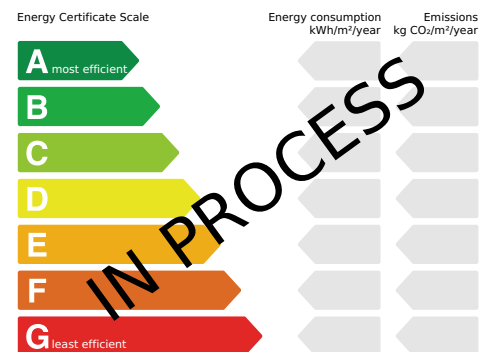
The masia is located in a quiet area, surrounded by nature, with excellent road connections. The beauty of the landscape, proximity to the sea, and the Penedès wine routes make this a perfect setting for a peaceful lifestyle with character.

According to the current urban planning regulations of Canyelles Town Hall, the property allows for the following uses:



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Mountain views, Terrace, Garden,
Natural light, Views, Utility room,
To renovate, Storage room,
Panoramic view, Library, Fireplace,
Exterior, Balcony



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- Single-family, dual-family, or collective residence (up to 10 occupants)
- Tourist accommodation (rural house, boutique lodging – up to 10 guests)
- Restaurant or small ground-floor retail (excluding banquet halls)
- First-category industrial activity
- Cultural or community uses

This makes the masia a unique opportunity for those seeking a distinctive private residence steeped in history and surrounded by nature. It is also ideal for those looking to develop a cultural project or tourist investment in a location full of charm and heritage appeal.

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