

REF.: INLP0019

Barcelona &
Costa Brava

Sotheby's
INTERNATIONAL REALTY

Historic Property, in the Gavarres, close to Girona and Costa Brava

Costa Brava · Baix Empordà Inland

Plot area	Build size	Bedrooms	Bathrooms	Price
98,772 m²	1,000 m²	7	7	1.495.000 €

Contact us to receive more
information or request a visit:



+34 972 624 070



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We are delighted to bring this fully renovated property to the market. Originally an ancient country house dating back to the 14th century, this magnificent building offers comfortable and luxurious living areas, filled with natural light to capture the magnificent views across the Gavarres whilst retaining the historic features to include vaulted ceilings, mangers, iron olive press and original floorings in many parts.

Gerona City is just less than 20km away, accessed via a good asphalted mountain road and the road towards the next village in the direction of the coast is a wide country path, also with good access.

The property benefits from 1000m2 of house plus side buildings as well as caretaker's lodge or second house and with just less than 10 hectares of land. It sits on natural parkland which is protected, forests filled with oak trees and sits in a secluded, elevated position affording magnificent views all around. It is ideal for utmost peace and tranquillity and escaping it all.

The main house is 500m2 with 7 bedrooms plus 6 bathrooms with the following layout:

On the ground floor there is the main entrance with original flooring, leading to two bedrooms en suite and two interconnecting bedrooms with a salon and shared bathroom with access to the garden plus the utility room.

Ascending to the 1st floor - There is a beautiful master bedroom en suite, with exquisite views of the church of Sant Mateu in the distance, plus a very spacious and luxurious bathroom. The main living area, kitchen and dining area benefit from white oak flooring made from original wine barrels, the kitchen is high quality and has a central island, slate coloured granite and Miele fixtures and fittings. From here there is a partially closed terrace with BBQ for outdoor dining all year round, looking out towards the pool and mountains. On this level we have two further double bedrooms en suite with large terrace plus a laundry area and guest bathroom.

To the rear of the property there is an adjoining property. This would be ideal for a caretaker or as further accommodation or separate house. There is scope for some renovation with this property but the historic elements are present and it offers flexible accommodation: kitchen, salon, bedroom, bathroom.

At the front of the property is a large covered area which could be adapted for use as outdoor summer kitchen and lounge area, or closed for additional accommodation.

The pool is salt water 9m x 4m, there is a pretty lawn area adjacent with dining area. There is a well on the land providing water for the house, the pool and for watering the garden, with a water treatment system. There is mains electricity, phone and internet.

This country property is ideal as a spacious family home or second residence, or as a rural retreat for tourism.

Features

- Renovated Building
- Wooden flooring
- Natural light
- Heating
- Utility room
- Roof terrace
- Outdoor kitchen
- Office
- Garden
- Historic | Period building
- Well
- Lift
- Fireplace
- Terraces | Balconies
- Private swimming pool
- Open porch
- Laundry room
- Fitted kitchen
- Mountain views
- Energy efficient building
- Renovated
- High ceilings
- Built-in wardrobes
- Storage room
- Parking
- Open kitchen
- Guest apartment
- Chill out area
- International schools nearby

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