

Luxury Country House For Sale

Spain, Girona, Girona

27,000,000 €

QUICK SPEC

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|-------------------------|---------------------------|
| Year of Construction | 1800 |
| Bedrooms | 10 |
| Half Bathrooms | |
| Full Bathrooms | 10 |
| Interior Surface approx | 1,467 m2 - 15,800 Sq.Ft |
| Exterior Surface approx | 50,000 m2 - 538,195 Sq.Ft |
| Parking | 8 Cars |
| Property Type | Estate |

TECHNICAL SPECIFICATIONS

SetExpansive country estate set in a very peaceful location with stunning mountain views in the middle of a forest, just a 20-minute drive from Girona city and a 15-minute drive from Girona Airport. The vast 50,000 m² plot offers a lovely flat lawn garden with a large swimming pool and many olive trees, as well as a large terrace with a barbecue for outdoor dining. The garden is completely fenced off and has a digital irrigation system throughout. This property, which is completely off grid, benefits from solar panels, a wind turbine, combined firewood and gas underfloor heating and a generator for extra support when necessary. Originally an old farmhouse, the previous owners built a brand new rustic style house in 2005 in the same location using the original stones and putting in new wooden beams to maintain its original aspect, however all modern conveniences have been installed such as underfloor heating and a central vacuum cleaning system. The fantastic equestrian facilities include a set of stone built stables (built in 2016) with a surface of 140 m², comprising 6 horse boxes, groom accommodation, wash place, tack-room, kitchenette and feed store, another 25 m² stone stable block built in 2016 with 2 horse boxes. It is possible to build more boxes. Furthermore, there is a professional outdoor arena 60 x 20 metres, with hard wooden barrier, lighting towers 12 metres high, pressure sodium lamps and irrigation, a riding ring with a diameter of 15 metres with hard wooden barrier, paddocks with automatic water drinking bowls, shaded porches and professional Gallagher electric fencing.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 10

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 10

- Full Bathrooms -
- Half Bathrooms -

OTHER ROOMS

- Spacious Library
- Wine Cellar
- 10 Bedrooms – Plus A Separate Staff House. The Guest House Has 2 Bedrooms And The Second Masia,

Which Is Distributed Over Three Levels, Boasts 5 Bedrooms.

- 2 Large Living Rooms
- 2 Kitchens
- Large Hall
- Chapel
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HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: propane gas heating system

INTERIOR FEATURES

- Fantastic Equestrian Facilities Include A Set Of Stone Built Stables (Built In 2016) With A Surface Of 140 M², Comprising 6 Horse Boxes, Groom

Accommodation, Wash Place, Tack-Room, Kitchenette And Feed Store, Another 25 M² Stone Stable Block Built In 2016 With 2 Horse Boxes

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EXTERIOR AND LOT FEATURES

- Aside Professional Outdoor Arena 60 X 20 Metres, With Hard Wooden Barrier, Lighting Towers 12 Metres High, Pressure Sodium Lamps And Irrigation,

A Riding Ring With A Diameter Of 15 Metres With Hard Wooden Barrier, Paddocks With Automatic Water Drinking Bowls, Shaded Porches And Professional Gallagher Electric Fencing

POOL AND SPA

- Outdoor Pool

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LAND INFO

- Lot Size: 50,000 m2 - 538,195 Sq.Ft

GARAGE AND PARKING

- Garage Spaces: 8 Cars
- Parking Spaces: 1

BUILDING AND CONSTRUCTION

- Living: 2,000 m2 - 21,527 Sq.Ft
- Year Built: 1800
- Location :
- Topography : Flat

- Levels or Stories: 3
- Structure Type: Masia
- House Style:
- Furnishing : Furnished
- Materials - Wood / Stone

SCHOOL INFORMATION

All children resident in Spain must attend school between the ages of 6 and 16, which includes primary education (educación primaria) and compulsory secondary education (educación secundaria obligatoria or ESO)

- Montjuïc Girona International School
- Saint George S School
- Montessori Palau Girona
- Aedes Girona
- Compañía Hijos De La Caridad

AMENITIES AND COMMUNITY FEATURES

- There are no restrictions on buying property in Spain, whether it's commercial, residential or land. In fact, Spain encourages investment by foreigners, both resident and non-resident. You will require a financial number which can acquire by visiting a police station with your passport

OTHERS

- Security System
- Historic
- Guest House
- Library
- Chapel
- Gardens
- Caretakers House
- Staff Quarters
- Wine Cellar
- Country Living
- Mountain Views
- Pond
- Private Well
- Horse Facilities

ABOUT THE AREA

Spain, a country on Europe's Iberian Peninsula, includes 17 autonomous regions with diverse geography and cultures. Capital city Madrid is home to the Royal Palace and Prado museum, housing works by European masters. Segovia has a medieval castle (the Alcázar) and an intact Roman aqueduct. Catalonia's capital, Barcelona, is defined by Antoni Gaudí's whimsical modernist landmarks like the Sagrada Família church.

Girona is a province of Spain, in the northeastern part of the autonomous community of Catalonia. It is bordered on the northwest by the province of Lleida, on the southwest by the province of Barcelona, on the north by France, and on the east by the Mediterranean Sea

The Costa Brava is a coastal region of Catalonia in northeastern Spain, consisting of the comarques of Alt Empordà, Baix Empordà and Selva in the province of Girona. Costa Brava stretches from the town of Blanes, 60 km northeast of Barcelona, to the French border.

Baix Empordà is a comarca in Catalonia, Spain. It is one of the two into which Empordà was divided in the comarcal division of 1936, the other one being Alt Empordà. It is popularly known as L'Empordanet