



THE SINGULAR SPACE  
EXTRAORDINARY PROPERTIES



**Grand eighteenth-century country residence in Alta Garrotxa. Girona**  
**Ref. S114**

A unique property that stands out for its location, surroundings and historical interest.

**Precio €1.600.000**  
**20 habitaciones**  
**20 baños**  
**2.400 m<sup>2</sup> de superficie**  
**6 Ha de terreno**

For nature you will find in abundance in this special spot, sprinkled with medieval towns like Besalú. The property is very close to the Lake of Banyoles and a fine selection of beaches (including Empuries, Roses and La Escala), and just a half-hour drive from fascinating cities like Girona - where history buffs can explore the atmospheric Jewish Quarter and the Gothic Cathedral - and Figueres, where you'll find the captivating Dalí museum and the whimsical Torre Galatea. Both cities can also be reached by the AVE rail network.

This unusual and imposing eighteenth-century country house incorporates a year dating back to 1234, still preserved to this day. Sequestered in a protected natural setting in Alta Garrotxa, it's a magical place surrounded by woodland and gardens, certain to delight any buyer seeking serenity and connection with nature.

The property encompasses six entirely self-contained buildings - all with generously sized bedrooms - rolling gardens and a number of shared facilities, including a large swimming pool, veranda and two marquees. The total built area comes to around 2,400 sqm, with grounds extending to 6 ha.

The main house is a magnificent semi-walled building on three floors, containing 12 well-proportioned bedrooms and 11 bathrooms. The ground floor is predominantly given over to reception rooms: a spacious entrance hall with billiard table, a living room with table football, a separate lounge area with a large fireplace and an impressive dining room with direct access to the fully equipped kitchen and the outdoors. The first and second floors offer further sizeable reception rooms, plus ten en-suite bathrooms. Up a level, we come to the tower, which houses two interconnecting bedrooms and a separate bathroom.

The property benefits from extensive gardens (over 3,000 sqm), an 18 x 8 sqm swimming pool, veranda, barbecue area and ample parking provision.

The other five houses vary in layout, but all offer several bedrooms with bathroom and a few also have their own kitchen, outdoor space and garden, swimming pool and terracing with enchanting views of the forest.

All utilities are present and up-to-date: water is supplied by the municipal authority and the property is linked up to the power grid. Heating is provided by propane gas, and wi-fi and fibre-optic internet are in place.

This is one property certain to take your breath away, and a remarkably versatile opportunity to create a historically fascinating family home, a characterful rural hotel or perhaps some combination of the two, where you can combine a year-round country idyll with the benefit of a seasonal income stream.



**Contacto**

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