



A SPECTACULAR FARMHOUSE WITH BREATHTAKING VIEWS AND RICH CULTURAL HERITAGE



SELLING PRICE : 1 200 000 €

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DESCRIPTION

A historical masia, a quintessential Catalan farmhouse, emanates an enchanting fusion of rustic allure, profound historical import, and an intrinsic bond with the land. These iconic rural edifices stand as enduring pillars of Catalonia's rich cultural and architectural legacy, bearing witness to centuries of tradition. La Batllia, nestled at the base of the Pyrenees, stands as a remarkable exemplar, a venerable architectural stone-built masterpiece graced with the rare privilege of offering captivating views that extend from the plateau where it sits to the sea. These breathtaking vistas can be enjoyed from its living room, situated at an altitude of 1,040 meters, accompanied by the soothing sound of its natural spring."

The 769 sqm property, including a 64sqm guest house, has been renovated in a very authentic way over the years by its current owners, who have a background in history, archaeology, antiques, and interior design. Undoubtedly, their painstaking care to preserve the original personality of this house has made it a unique property, out of the ordinary.

The main house offers a total of 5 bedrooms, 3 bathrooms, a large living room, dining room, kitchen, and other rooms. Parts of the property date back to the 17th century with later additions, such as the 4-storey tower which was built in the 19th century, offering spectacular panoramic views. The guest house is a separate building with an open living space and 1 bathroom, an original bread oven in the stone wall, a beautiful garden and the same spectacular views as the main house but offering guests the privacy to have their own completely independent space.

As in most traditional Catalan farmhouses, the animals lived on the ground floor and the family lived upstairs. On the ground floor of La Batllia you can still see the feeding troughs, although perhaps the most surprising feature is a very magnificent gothic arch dating back to the 14th century, a truly unique element of the house that used to be the entrance to the initial house before the enlargements during the 17th century. This part of the house also represents a conversion opportunity with lot of potential for the future owners.

The pastures of the 66,000 sqm estate are grazed in spring by local mountain horses and cows in winter and give plenty of corners to sit and enjoy the breathtaking landscapes. The natural woodland and the breathtaking views of the surrounding landscape, combined with its convenient location just a 10-minute drive from Camprodon, a beautiful medieval village, and a 40-minute drive to the main ski resort, make it an ideal place to enjoy the best of both worlds: the peace and tranquillity of rural mountain living, along with the proximity and lifestyle that come with staying connected to the community.

The current owners have lovingly converted the centuries-old Catalan 'La Batllia' into a welcoming home, skilfully blending new elements with the old to preserve its heritage and character for future generations.

CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	769 m ²
Land area (m2) :	66,528 m ²	Bedrooms :	5	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m ² 172.0	Gaz consumption :	kg éqCO ₂ /m ² 36. 00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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