



BARNES EXCLUSIVE - THE MOST SPECTACULAR ESTATE IN LA GARROTXA, WITH
400 HA OF PRIVATE LAND



SELLING PRICE : NOUS CONSULTER

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EXCLUSIVE RIGHTS

CARRER DEL MESTRE NICOLAU, 2
08021 BARCELONA



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DESCRIPTION

Nestled within an impressive 400 hectares of forest and livestock farm, and within the protected area of the Garrotxa Volcanic Zone Natural Park (Girona) stands this incomparable estate, 850 metres above sea level, with exceptional views, total privacy and tranquillity. To the right we will see the peak of El Puigmal and the magical Núria Valley, and to the left the sea of the Mediterranean coast. An authentic privilege within the reach of few.

The property has a total of 2,400 square metres divided between the main building and the guest building. Both the main building and the guest building are spread over 3 floors.

Main building:

On the main floor we find the entrance, 2 bathrooms, piano room with fireplace, main living room, library, machine room and several terraces.

On the lower floor there are 2 bathrooms, a living-dining room with fireplace, games room, wine cellars, fully equipped kitchen of 90 square meters and outdoor terrace with barbecue.

On the upper floor we find 2 complete bathrooms, a bedroom suite with 130 square meters, dressing room, and fireplace, with great finishes, another bedroom suite, and several terraces.

Guest building:

On the ground floor we find the entrance, 2 double bedrooms with bathroom and large terraces, fully equipped, a small office and laundry area.

On the first floor there are 4 double bedrooms with bathroom, large windows and high ceilings as well as direct access to the garden.

On the upper floor we find a living room with fully equipped kitchen, 3 double bedrooms with views, complete bathrooms and 4 balconies. All come with high ceilings and fully equipped.

Outside space:

The outdoor space is the jewel of this spectacular property, with 4 million square metres of private area where you can practice horse riding and even hunting. In addition, there is a rustic golf course, swimming pool, terraces, 2 outdoor houses with multiple options of use, and an additional construction 800 metres away where another house can be built. The property is surrounded by breathtaking landscapes, including the picturesque villages of La Garrotxa, more than 35 inactive volcanoes, waterfalls and a large number of sporting trails.

Without a doubt this is an exceptional property in an unrivalled location, where you can relax, practice sports and enjoy a unique environment in total privacy, with all the comforts of a luxury property, now for sale with BARNES.

CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	2,400 m ²
Land area (m2) :	-	Bedrooms :	8	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m ² 291.0	Gaz consumption :	kg eqCO ₂ /m ² 76. 00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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