



**ESTATE  
BARCELONA**

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## House Nº9288 Girona

PRICE

**1 250 000 €**

SQUARE OF  
HOUSE

**645M2**

LAND AREA

**160000M2**

BEDROOMS

**5**

BATHROOMS

**3**

Country estate 8 km from Lake Banyoles on a plot of 16 hectares. Restoration of the house is performed at the highest level. This is one of the best objects in the area. The house was built in the 16th century and completely renovated a few years ago. Repair work occupied 4 years. The house completely retained the appearance of the Catalan Stone Mansion-Massia, but the interiors are made in an unusual style, combining modern and traditional oriental elements. Many decorative details were made to order or specifically brought from Indonesia. The design was performed on the project of Oriol Architect Rosilo. Open staircase connecting all floors at home provides excellent natural lighting in all rooms. The house is located on the hillside at the large plot of land with magnificent views on the volcanic hills of the area of the lag and snowy peaks of the Pyrenean Mountains. Next to the house is the 12th century chapel. House owners have an exclusive right





to use it on any day, except on August 26, when Mass is held for residents of the neighboring village. The dimensions of the site provide the full privacy to the owners of the house. The estate is conveniently located 8 km from the village of Banòles, shops, bars, restaurants and lakes, which held rowing competitions during the 1992 Olympic Games in Barcelona. The area of the three-story house is 645 m<sup>2</sup>. The layout is organized as follows: First floor: a kitchen with a work desk in the center; stone oven, dining table, exit to the terrace; pantry for products; living / dining room (80 m<sup>2</sup>) with high vaulted ceilings; Stone fireplace and direct access to the terrace; The second living / library with access to the terrace; toilet for guests; Room for technical equipment at home. Second floor: main entrance hall, 4 double bedrooms, 2 bathrooms, office, gallery with library views (below). Third floor: the main bedroom is a trip with three wardrobe, fitted wardrobes and sauna. Views of the Pyrenean Mountains. Outside the house: terraces, place for the pool (project and necessary permits) and pond; Wine cellar with vaulted ceiling. Additional features: heated floors (fuel oil and / or coal); Water supply from a private well. Restoration work was completed in 2010. The costs of building the basin and the completion of the garden will be approximately 50,000 euros. This is a unique estate in a picturesque quiet area - one of the best properties in Girona Province. The perfect option for permanent residence or summer holidays. Convenient departure to the airport to the airport in Girona (35 m<sup>2</sup>), Barcelona (125 km), beaches on the Costa Brava (45 km) and ski resort in Pyrenees (70 m<sup>2</sup>).