



THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



Charming rustic farmstead in El Ripollés, Girona

Ref. SI25

Boasting two additional self-contained lodgings and a breathtaking natural backdrop.

8 habitaciones
7 baños
934 m² de superficie
13.7 Ha de terreno

The estate takes pride of place in 13.7 hectares of rolling pastures and features the main residence, which was fully renovated in 2010, plus another two refurbished self-contained apartments and various annexes offering endless potential for future refurbishment. This rustic getaway boasts a total of 8 bedrooms and 7 bathrooms.

Flanked on all sides by extraordinary natural landscapes, this delightful farmstead officially dates back to the 18th century, though its existence was documented several centuries earlier. Preservation and refurbishment works have been undertaken with exquisite taste, protecting and showcasing the essence of the local surroundings.

Meticulous care was taken to preserve the property's identity and retain the charm and traditional style of the local area, whilst simultaneously affording all the amenities no modern home should be without.

The main residence spans approximately 500 sqm distributed across three floors.

The ground floor comprises a professional kitchen and dining room, a spectacular living room with a cosy woodburner, a charming nook housing the old bread oven, a master suite with en-suite bathroom, another double bedroom and a separate bathroom. The patio doors in the living room open directly onto a vast covered terrace with stunning mountain views, a feast for the senses at any time of year.

The first floor features a further three spacious double bedrooms, one with an impressive private terrace.

The semi-basement level houses the machinery as well as an area that could be refurbished and adapted as a service area for the farmstead.

Completing the estate are two fully-renovated self-contained apartments, each of which features its own open-plan kitchen, living room/diner and double bedroom with en-suite bathroom. Both apartments enjoy exclusive access to their own private gardens and/or terrace.

The annexes, which offer tremendous potential for refurbishment, include two covered spaces, one spanning around 250 sqm, which is currently used for storage and parking and is distributed across a ground floor and a semi-basement level. The other eminently refurbishable annex offers an additional 180 sqm.

The home is warmed by diesel-fired heating, electricity and water are provided by utility companies and the property has its own well and septic tank.

Access to the estate is quick and easy, with excellent transport links by car (via the N-260), train and bus.



Contacto

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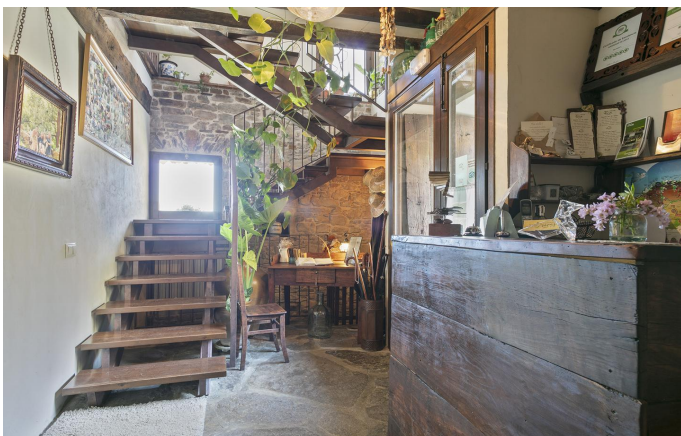


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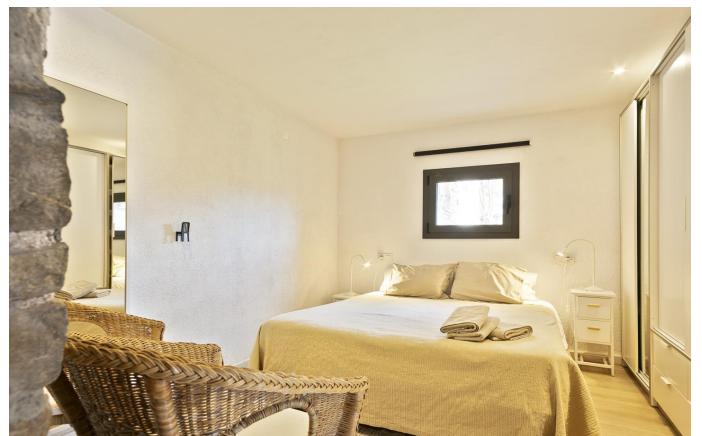


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