



THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



Classic Catalan farmhouse dating back to the 17th century. Barcelona Ref. S175

Less than an hour from Barcelona, this 7.6 ha estate revels in views of the unmistakable Montseny Massif.

9 habitaciones
4 baños
900 m² de superficie
7.6 Ha de terreno

In a setting that must be seen to be believed, this peaceful yet highly accessible property lies a mere 60 km from Barcelona and minutes from El Montanyà golf club and the nearest village. Enveloped in nature, it offers stunning panoramic views of the Pyrenees and a serenity that is all too hard to find.

The property extends to approximately 900 sqm in total, including the main house and ancillary buildings. It boasts elegantly proportioned rooms, stunning terraces and verandas, nine bedrooms, four bathrooms, an office, wine cellar, remodelled kitchen and dining room, and a standalone apartment with its own private entrance.

We first notice the building immediately adjacent to the farmhouse, which has been comprehensively restored to form a large, airy and versatile space separate from the main residence, featuring lofty ceilings, fireplace and central heating.

The other ancillary buildings consist of agricultural warehouses, storage sheds and stabling, presenting ample scope for future redevelopment.

The farmhouse itself offers accommodation on three floors. On the ground floor are the wine cellar and a staircase leading to the upper floors and the independent apartment, which benefits from its own bathroom and kitchenette and direct access to the garden.

The first floor, partially refurbished, contains the main reception room, which opens onto the garden, four generous double bedrooms and a kitchen-dining room flowing out onto an extensive terrace. From here, we can access two further reception rooms suitable for a range of uses, each fully refurbished and outfitted.

The second floor has a similar area and layout. Habitable, but in need of modernisation, it offers another ample reception room, five double bedrooms, a terrace/gallery and access to a historic turret with sweeping views from the top.

The grounds, which extend to over 7.6 ha, are fairly level and include the source of a stream. More than half of the estate is given over to farmland, the remainder being made up of gardens, meadows and woodland.

The roof and floors of the farmhouse have been replaced and insulated. The property is connected to the water mains but also has its own well and a natural spring with a high flow rate. Electricity and telephone connections are in place and garaging can be found onsite.



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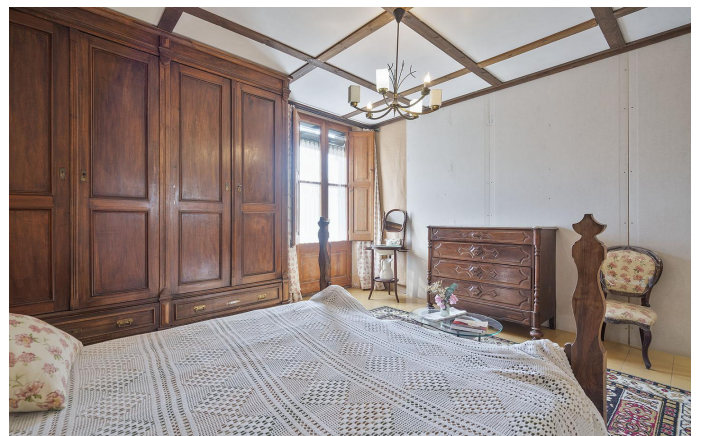


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