

Ref: G0145

## Small charming ecological Hotel in the hinterland of the Costa Brava

**3,400,000  
EUR**



**Investment type :** For sale

**Price in Euros :** 3,400,000 EUR

**Country :** Spain

**Property type :** B&B

**Condition :** Turnkey

**Bedrooms :** 9

**Price in US Dollars :** 3,505,155 USD

**Hotel area :** 1000

### **Confidential sale.**

The property is an ancient Catalan masia dating back to the 15th century, which underwent complete renovation in 2020. Situated amidst the Gavarres Nature Reserve, it is equidistant from the historic center of Girona and La Bisbal d'Empordà, each accessible within 20 minutes. It boasts breathtaking views of the entire valley, making it a truly magical location.

### **History of the building**

The Masía's foundations were laid in 1492, coinciding with Christopher Columbus's discovery of the American coasts. Opening the antique wooden door reveals impressive Catalan vaulted ceilings, exuding the farmhouse's rich history. As you traverse the hallway, antique shop-acquired doors and Corten steel and solid wood stairs come into view. The use of noble materials such as concrete, stone, solid oak, and Corten steel throughout the renovation seamlessly blends the old-world charm with modern elements, resulting in architectural brilliance. While the main entrance floor retains its original stone, the remainder of the ground floor features polished concrete, creating a striking contrast against the stone walls.

### **Present day**

Today, the property stands as a unique and enchanting destination, offering 6 suites and sublime communal areas next to a magnificent heated swimming pool. It embodies a synergy of positive energy, wholesome cuisine sourced from the on-site vegetable garden, serene natural surroundings, numerous hiking trails, and absolute tranquility for a serene retreat.

The property operates as a successful hotel with high occupancy rates year-round. It boasts outstanding ratings on various review and booking platforms (5/5 on Google, 9.6 on booking.com, 5/5 on Airbnb). Additionally, the owners offer exclusive rental of the entire masia to groups such as families, friends, and companies.

### **Property Details**

The property spans 5 hectares, including part of the forest. The hotel section comprises approximately 650 m<sup>2</sup>, with an additional 200 m<sup>2</sup> allocated for the owners' residence and 150 m<sup>2</sup> for the employee/caretaker's house and storage spaces. The hotel section includes the 6 suites, a restaurant with an open kitchen, and a library/yoga room on the mezzanine level.

The private residence features 3 bedrooms, 2 bathrooms, a living room, a kitchen/dining room, and a covered and furnished terrace spanning 45 m<sup>2</sup> (kitchen + living room). It can comfortably accommodate a couple and two children.

### **Additional Features**

The masía accommodates up to 18 people across 3 floors, with 4 double bedrooms and 2 bedrooms for 4 guests. Each bedroom is equipped with its own bathroom, and three bedrooms boast private terraces. Wifi is accessible throughout the property, including outdoor areas.

Other amenities include a spacious, modern kitchen, a library, a games room, a large fireplace in the dining room, a vast semi-covered outdoor terrace with dining facilities, a barbecue area, hammocks suspended in the trees, a pétanque court, and outdoor games for children (swings, trapeze, trampoline, zip line).

There is potential to add 2 additional bedrooms in the existing storage space (not yet renovated).