

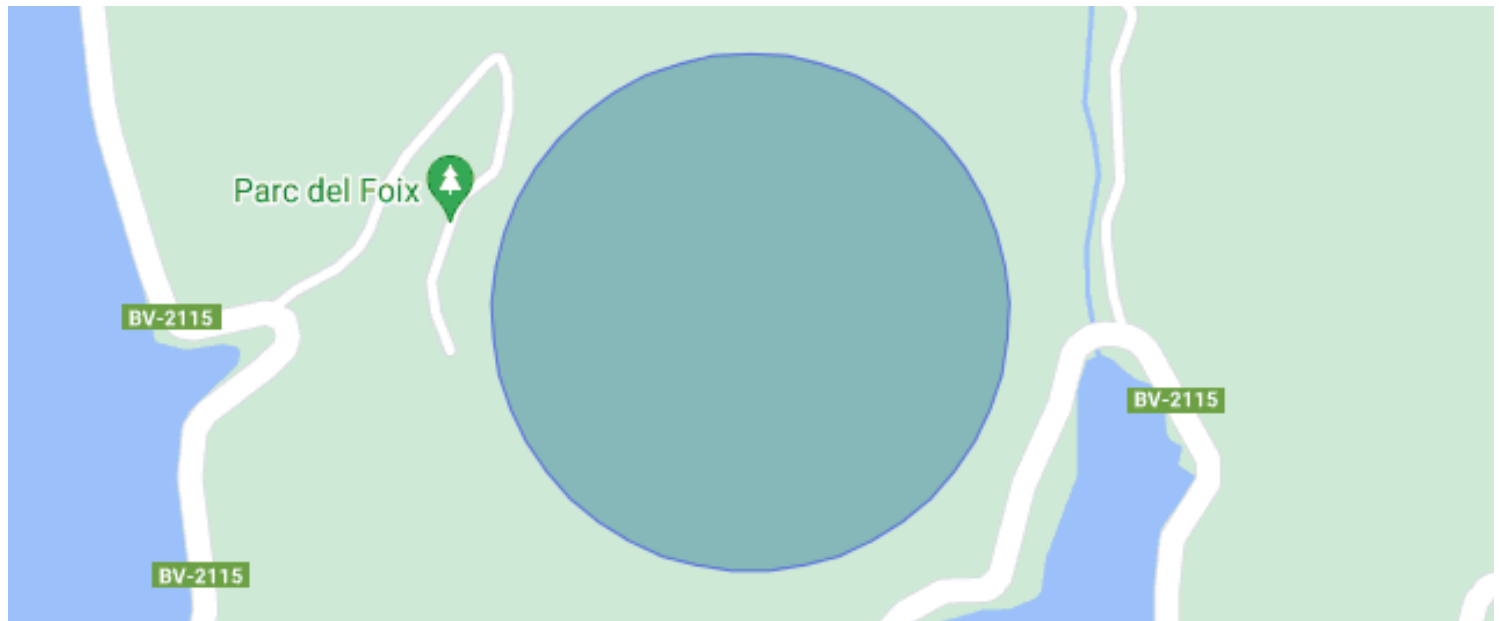


CHARMING 18TH CENTURY LISTED FARMHOUSE IN ALT Penedès,  
BARCELONA

Castellet i la Gornal / Alt Penedès

Price	€2,200,000
Sur. built	1.314 m²
Bedrooms	12
Bathrooms	3
Plot	150.000 m²
Energy classification	E
Energy performance index	161.00 kw h/m² year
Emissions rating	D
Emissions	33.00 co/m² year
Year of construction	1850

- ✓ Views
- ✓ Fireplace
- ✓ Outside



## Castellet i la Gornal / Alt Penedès

Duran Carasso is pleased to present this magnificent 18th century Listed Farmhouse, located in the charming region of Alt Penedès, in the province of Barcelona, surrounded by 15 hectares of vineyards.

This historic Farmhouse not only offers a home full of character and charm, but also the opportunity to participate in high quality wine production. The vineyards are palisaded and registered in the Designations of Origin of Cava, Penedès and Catalonia, which guarantees the excellence of the product.

Strategically located between the AP-7 and the N-340, the property has paved access and is very well connected. Just a short drive away are the cities of Vilafranca del Penedès and Sitges, offering a perfect balance between the tranquility of the countryside and accessibility to services and entertainment.

The Masía has municipal water and three-phase electricity, which ensures a constant and reliable supply of essential services. This property is a complete package that combines the house with the vineyards, offering great versatility of permitted uses, such as:

- 
- Households
- rural tourism
- Restoration
- Leisure buildings
- hotel use
- Equestrian
- Residence for the elderly

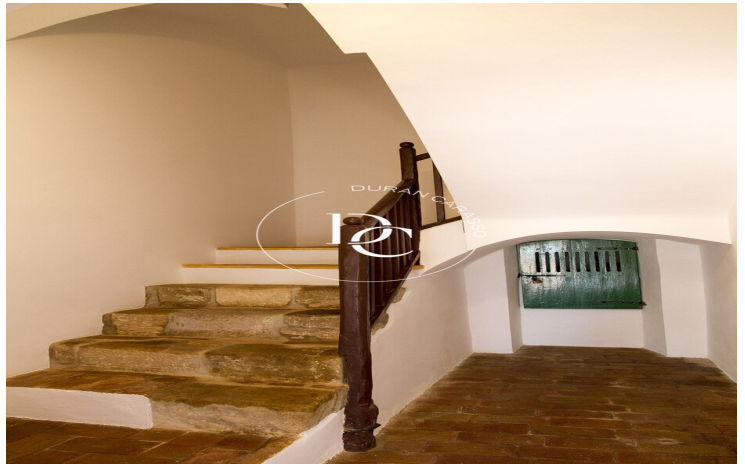
In addition, the proximity of the prestigious Camp Joliu Campus, twinned with Cambridge, just 2-3 km along a paved local road, which offers education up to university level, makes it an ideal option for families.

Don't miss the opportunity to acquire this historical jewel in the heart of Alt Penedès. Contact us today for more information and to schedule a showing!









The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.