

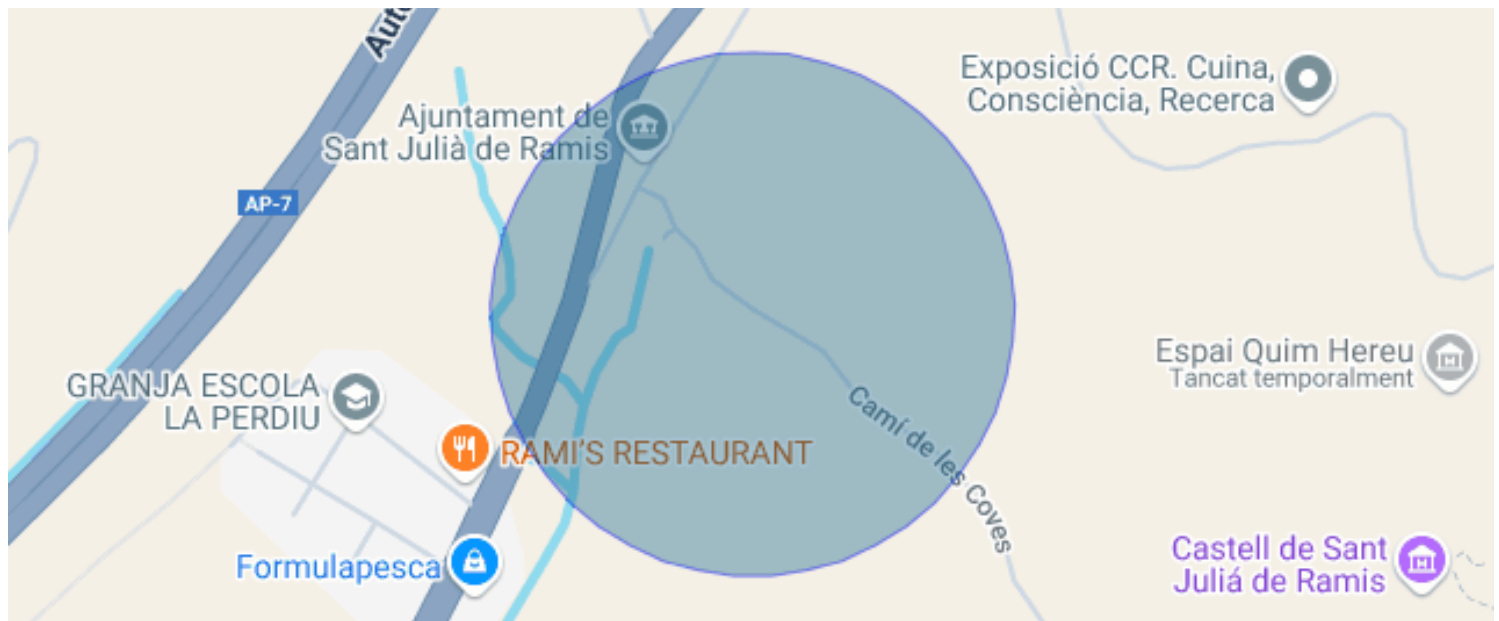


SPECTACULAR HISTORIC MASIA NEAR GIRONA RESTORED WITH  
AUTHORIZED TOURIST USE

Sant Julià de Ramis / Gironès

Price	€1,800,000	✓ Air conditioning	✓ Heating
Sur. built	1.244 m²	✓ Mountain views	✓ Backyard
Sur. util	700 m²	✓ Storage	✓ Fireplace
Bedrooms	9	✓ Parking	✓ Terrace
Bathrooms	6	✓ Built in closets	✓ Outside
Plot	28.000 m²	✓ Turist license	
Energy classification	Pending		
Emissions rating	Pending		





## Sant Julià de Ramis / Gironès

Spectacular 17th-Century Masia in Sant Julia de Ramis -Beautifully restored with endless potential

Authenticity, history, and nature come together in this stunning 17th-century Catalan masia, set in a privileged rural environment just a 2-minute walk from the river and only 10 minutes from the center of Girona. A place that offers absolute peace and privacy without sacrificing proximity to the city and all its services.

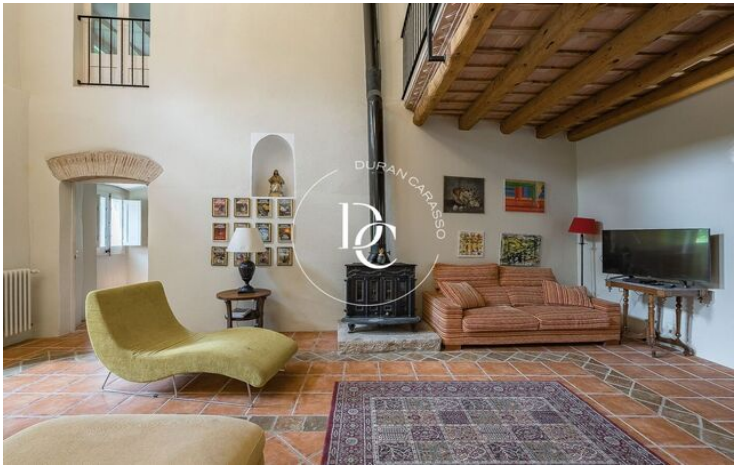
The property boasts approximately 2,500?m<sup>2</sup> of built area, of which 1,000?m<sup>2</sup> have been beautifully restored with great respect for its original character, while an additional 1,500?m<sup>2</sup> remain to be restored—offering significant potential for expansion or development. Adjacent to the main house is a charming independent cottage, perfect as a caretaker's home, guest accommodation, or additional lodging.

Upon entering the estate, you're welcomed by a large walled courtyard—ideal for outdoor dining, events, and special occasions. The main residence is spread across three levels, with spacious, light-filled rooms that combine traditional charm with comfort. On the ground floor, there's a large entrance hall and reception area, a fully equipped open-plan kitchen with a fireplace, and a generous dining room with seating for 12 and access to two outdoor terraces. The living room features double-height ceilings and a cozy fireplace. A lovely reading area houses the original wood-fired bread oven. This level also includes a laundry room, a guest bathroom with shower, a spacious en-suite bedroom, a large master suite with an elegant bathroom including a freestanding bathtub and walk-in shower, and a children's bedroom.

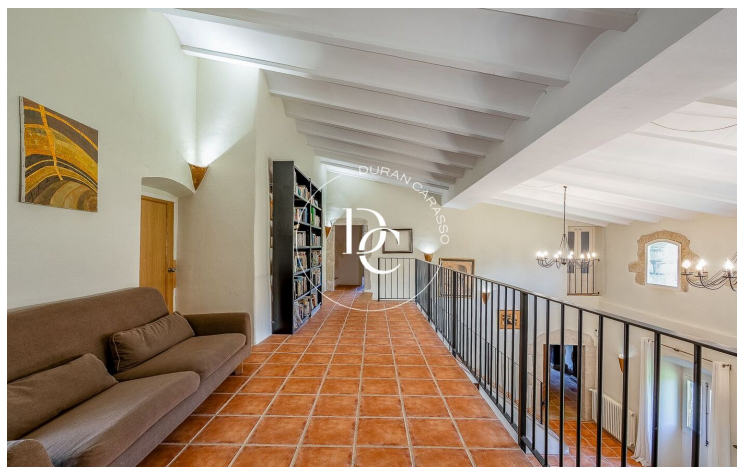
The first floor offers a large double en-suite bedroom, two adjoining rooms that can sleep up to six guests with a private bathroom and double shower, three further double bedrooms, and a spacious family bathroom. The outdoor space is equally impressive, featuring a lush lawn garden, a fenced swimming pool, and a vast walled patio. There's also a two-story barn awaiting restoration, currently used as a chill-out area, along with a covered outdoor dining space and built-in barbecue. All of this is surrounded by 2.8 hectares of private land, which includes landscaped gardens, open pasture areas, and mature woodland—creating a serene and secluded environment.

The house is connected to the mains electricity supply and features central heating throughout. Water is sourced from two private wells. The layout of the house allows for easy conversion into two or even three independent residences. It is also an excellent opportunity for investors, with the potential to develop a boutique hotel, event venue, rural re...









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