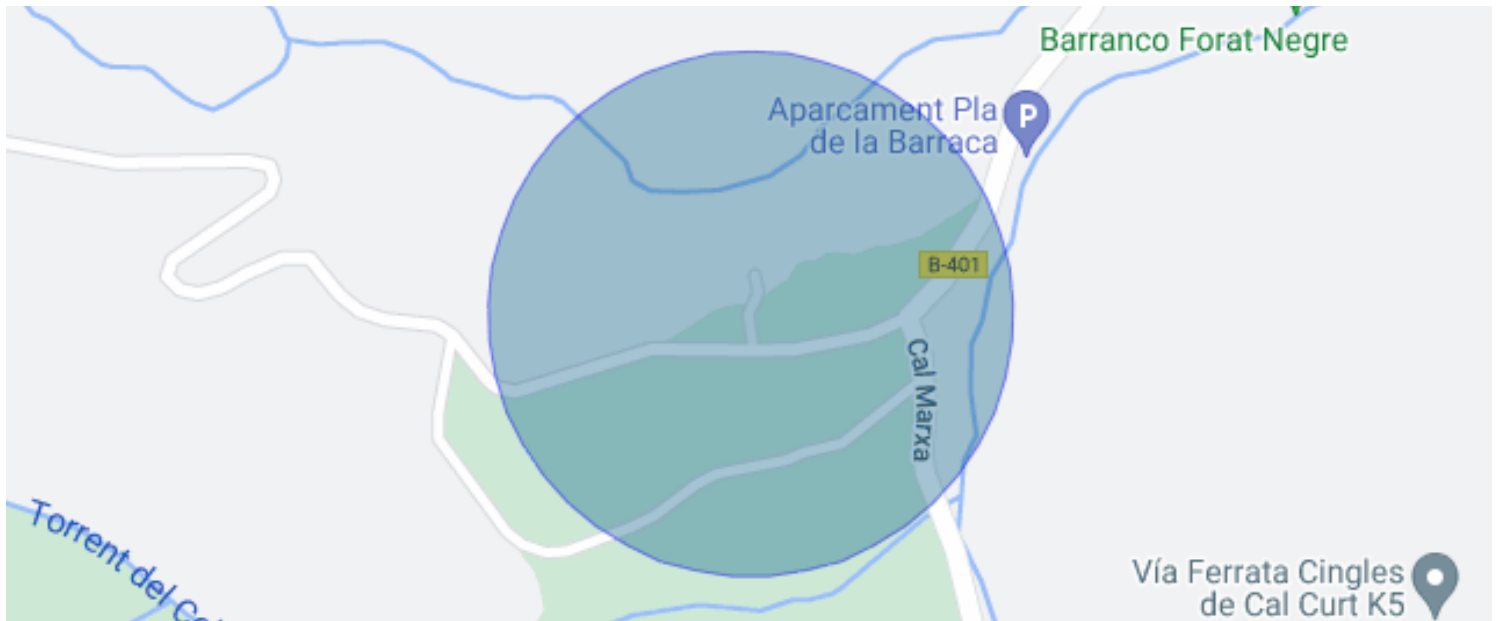




A SUSTAINABLE GEM BETWEEN MOUNTAINS AND SKY

Vallcebre / Berguedà

Price	€695,000	✓ Heating	✓ Mountain views
Sur. built	437 m²	✓ Backyard	✓ Furnished
Sur. util	416 m²	✓ Fireplace	✓ Terrace
Bedrooms	3	✓ Balcony	✓ Built in closets
Bathrooms	5		
Plot	31.600 m²		
Energy classification	A		
Energy performance index	63.00 kw h/m² year		
Emissions rating	A		
Emissions	14.00 co/m² year		
Year of construction	1950		



## Vallcebre / Berguedà

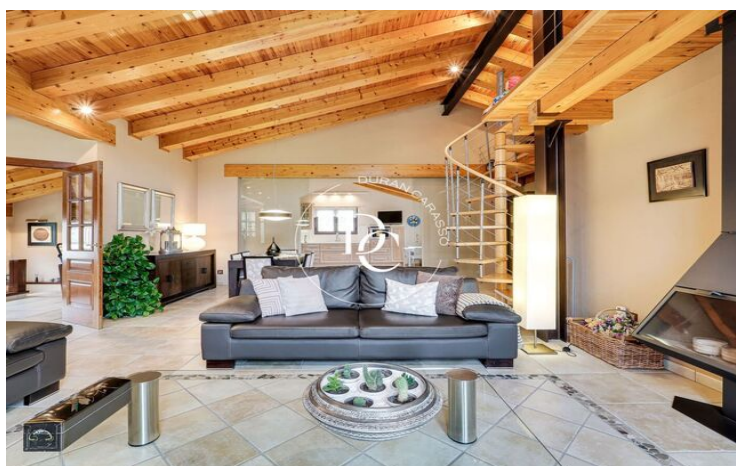
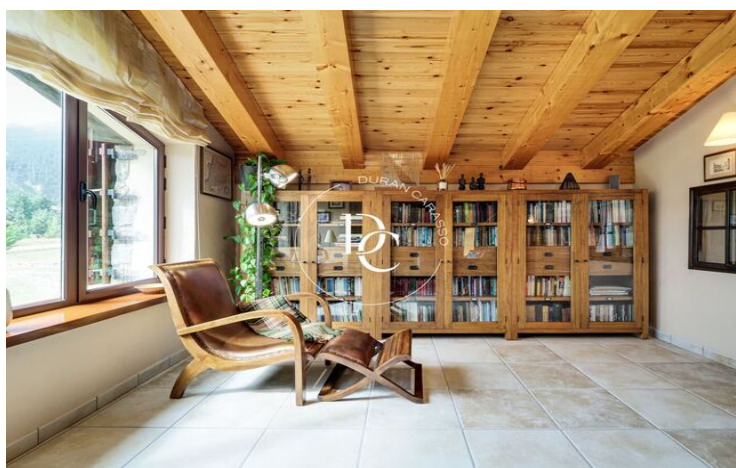
In a privileged natural setting, next to the Fumanya paleontological site and surrounded by mountains, stands this spectacular restored Catalan country house (masia), combining the charm of traditional architecture with the comfort of a modern, sustainable home. Located in the heart of the Catalan Pre-Pyrenees at 1,386 meters above sea level and just 15 kilometers from the iconic Pedraforca mountain, this property offers a peaceful and healthy lifestyle in the midst of nature—perfect as a main residence or a second home. Only 40 kilometers from the ski resorts of La Molina and Masella and with fully paved access right to the entrance, the house enjoys a prime location with year-round accessibility.

The home has a total built area of 437 square meters, spread over two floors and a spacious open attic. From the porch and welcoming entrance hall, you are led into a large, bright living-dining room with double-height ceilings, a designer fireplace, reading area, and large windows that visually connect with the natural surroundings. The open-plan kitchen is fully equipped and features elegant glass partitions and a Nordic wood stove that adds a cozy touch to the space. The sleeping area includes three double bedrooms, all en suite, each with its own full bathroom and high-quality finishes. Upstairs, the open attic offers a versatile space that can serve as a study, game room, or additional living area.

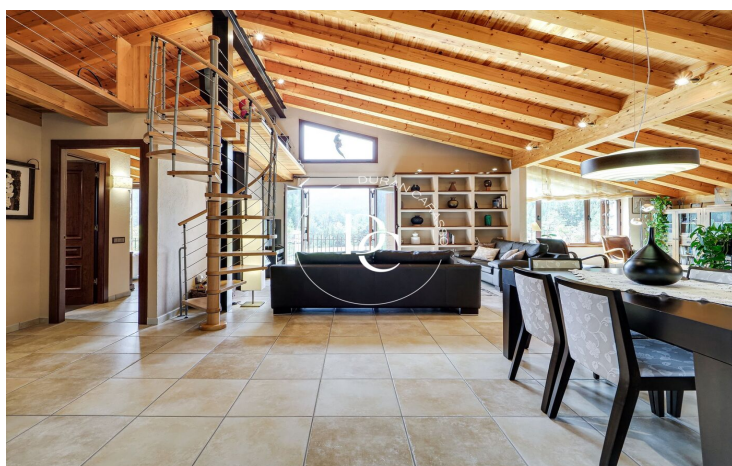
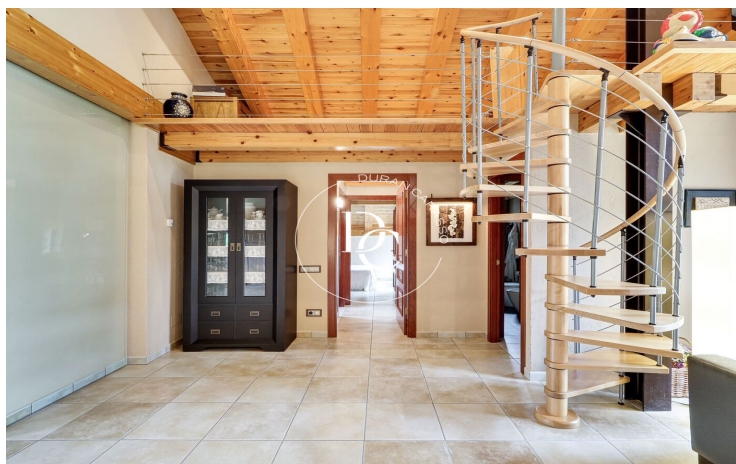
The property also includes a closed garage for two vehicles, a separate laundry room, built-in wardrobes, a pantry, and an additional full bathroom with a shower. The house has been lovingly restored using noble materials such as natural stone and wood, preserving original architectural elements and taking care of every detail to create a warm and authentic atmosphere. The windows are made of aluminum with laminated glass, all equipped with traditional wooden shutters, and the entire house is heated through underfloor heating powered by a solar energy system. The property holds an A energy efficiency certificate.

This masia is a true gem in the heart of nature, where tranquility, sustainability, and comfort blend together in perfect harmony. A unique opportunity to live surrounded by natural beauty, with all the modern conveniences.









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