

# ROYAL-VILLAS-EUROPE

from where you are . . .  
to wherever you want to be

**SPAIN, Near Girona** Ref SRV4



We are delighted to introduce this very special property, a stunning private estate which has never before been available for rentals. The owners have spent three years lovingly restoring this property which dates back to the 17th century. The interiors are a mix of antique Spanish furniture and contemporary Italian pieces together with a collection of fine modern art. The quality is superb, with every possible amenity and yet this retains the feel of a very luxurious and comfortable home.

- 173 acre estate ensuring total privacy
- Olive groves
- Unparalleled Equestrian facilities
- Football pitch
- Floodlit paddle tennis court
- Cinema
- Gym and wellness area
- Views across to the Pyrenees
- 20 minutes drive from quiet sandy beaches (car and drivers on site)
- Helipad
- 75 minutes from Barcelona
- 40 Minutes from Girona Airport
- 13 x 18 metre infinity pool with additional children's pool
- Pool side entertainment area with stunning pool house with living /dining room with television / DVD, separate full kitchen/dining room with wood burning pizza oven, barbeque and pergola covered outside dining and seating together with sunbathing terraces



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## MAIN HOUSE

All rooms have air conditioning and central heating plus wood burning working fireplaces and there is an elevator to all floors.

The property has full internet access Bang and Olufson music systems and televisions throughout. On the ground floor there is a magnificent entrance hall, a study with video conferencing, a separate quiet sitting room, a family room with sofas, pool table, card table and library, a state of the art cinema of professional quality and the superb fully staffed kitchen.

The piece de resistance is the main open plan living / dining room with glass wall which in summer can be retracted to make this a truly indoor / outdoor experience and from here you have stunning views across the grounds to the mountains in the distance. Additionally there is another outside living / dining area leading off from this room on the main terrace.

## FIRST FLOOR

A door from this floor leads directly out to the pool area. Study / computer room.

Bedroom 1 - Double with vaulted ceiling sitting room and en suite shower room.

Bedrooms 2, 3 & 4 - Family suite of two double bedrooms each opening onto a terrace and a children's room which share a bathroom and shower room.

Bedroom 5 - The master bedroom with private sitting room, bathroom with shower and separate bathroom with stone "egg tub" all opening out to private terrace with seating area.

## SECOND FLOOR

Wellness area with massage room, gym with stunning views, sunken Jacuzzi and shower room. Sitting room opening onto covered balcony Bedroom 6 - Double with en suite bathroom with tub and overhead shower

Bedroom 7 - Double with en suite shower room and spiral staircase to mezzanine level with day bed sitting area.

Bedroom 8 - Double with en suite bathroom with tub an overhead shower mezzanine level sitting room Bedroom 9 - Second master with wood paneled library area with sofas, mezzanine level office, double bed and en-suite bathroom with tub and separate shower.

There is a completely independent guest house in the grounds available upon request. This comprises three en suite bedrooms, two doubles and a twin, a large living/dining room, a fully equipped kitchen and a covered terrace with both seating and dining. This has views across the equestrian training area to the mountains.

This is quite simply one of the most beautiful properties we have seen and an idyllic retreat for a holiday. There are conference / entertainment facilities also in the grounds making this ideal for corporate events and special occasions.

