



## COUNTRY HOUSE-HOTEL WITH WINERIES FOR SALE IN EL MOLAR

El Molar / Priorat

### Price

€6,900,000

Sur. built

3.600 m<sup>2</sup>

Bedrooms

15

Bathrooms

15

Plot

3 m<sup>2</sup>

Energy classification

G

Emissions rating

G

✓ Pool

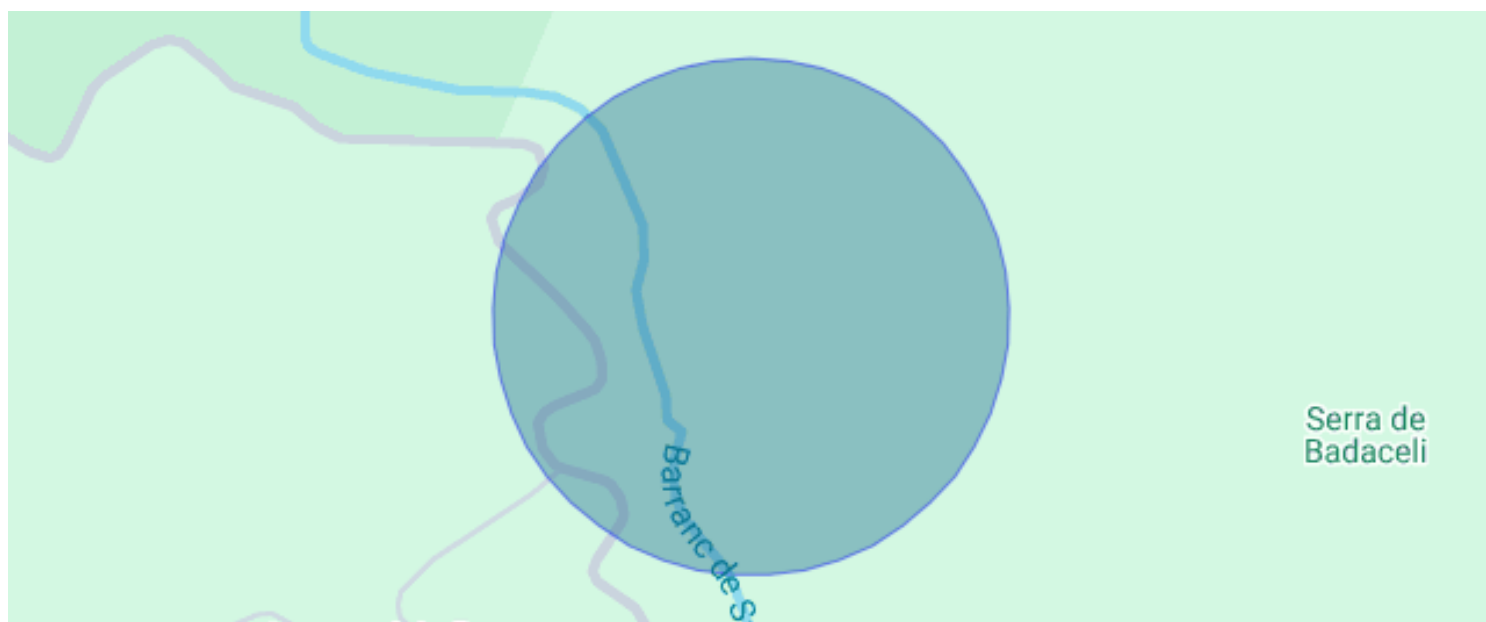
✓ Views

✓ Fireplace

✓ Security

✓ Parking

✓ Balcony



## El Molar / Priorat

Owning a piece of the history and the future of Priorat is now possible.

We are in La Perla del Priorat, a name apostilled by the very friars of the Escala Dei Charterhouse, who used to stay in this huge estate to escape the extreme heat of the convent in summer.

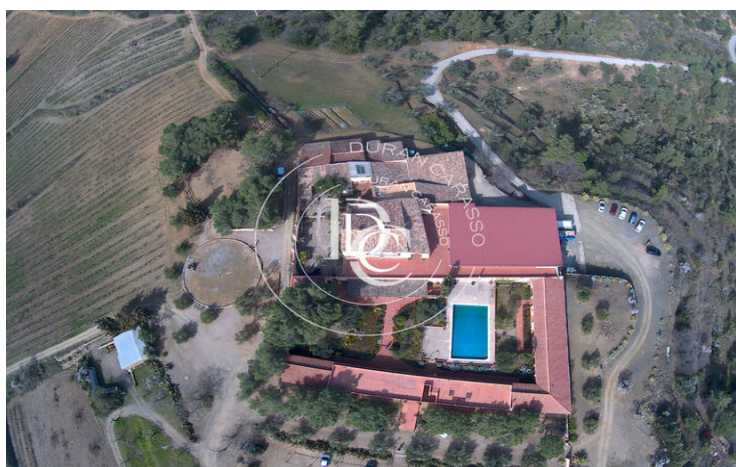
We are very afraid that a humble text like ours will be able to describe the grandeur, beauty and significance of this place at all, both historically and because of the sense of peace and calm that it has generated on us during the day we had the opportunity to visit it.

What we can frankly and rigorously assure is its potential as both a present and future investment. And it is that the property has 90 hectares on a single plot in the heart of Priorat located between the towns of El Molar and Bellmunt del Priorat. Being a total of 3600m<sup>2</sup> built where the main farmhouse, an old 17th century winery and the new DOQ Priorat winery and 22ha of vineyard stand out. The property also has several independent buildings within the farm and more than 300 olive trees ideal for oil production.

The Farmhouse is divided into several spaces. The noble area has two completely independent houses, one of them completely renovated Loft type with large terraces and beautiful views of the vineyards. On the ground floor we access the common areas, and the hotel facilities that were previously on the property: the old reception and a restaurant that give access to the interior garden of approximately 900m<sup>2</sup> where there is a large swimming pool with a large solarium and barbecue area. Around the garden there are 10 totally independent rooms with bathroom and two large apartments fully equipped with kitchen. We also find two service rooms enabled as laundry and machine room. The Vell Celler is in perfect condition and is currently used as a tasting area. It has old barrels and an area with a bar for tastings. It occupies an area of approximately 180m<sup>2</sup>. It has an adjoining office and storage area. Celler Nou The DOQ Priorat winery, adjacent to the farmhouse built in 2000, is fully equipped and currently in operation occupies an area of approximately 950m<sup>2</sup> including the warehouse, the bottling area, the aging area, two laboratories, office and loading dock -Download with easy access. It has direct access to "Celler Vell" and tasting area.

In an area of approximately 90ha on a single plot that surrounds the farmhouse there are currently 22ha of flat surface vineyards. There is the possibility of expanding the vineyard area. On the property there are more than 300 olive trees of the Arbequina variety, several thousand-year-old olive trees and a large protected and awarded thousand-year-old olive tree. ANNEXED PROPERTIES Orchard, chicken coop, stables and fencing for dressage. Covered parking and uncovered parking. The farm has 3 wells that give water to the property, a treatment plant and a pond. SERVICES Old More than 250m<sup>2</sup> with 2.5ha of land with independent access. More from the 16th century in ruins. Work booth in the vineyard area. Terroir of Priorat, history, future. This Masia brings it all together.

TAXES NOT INCLUDED.





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