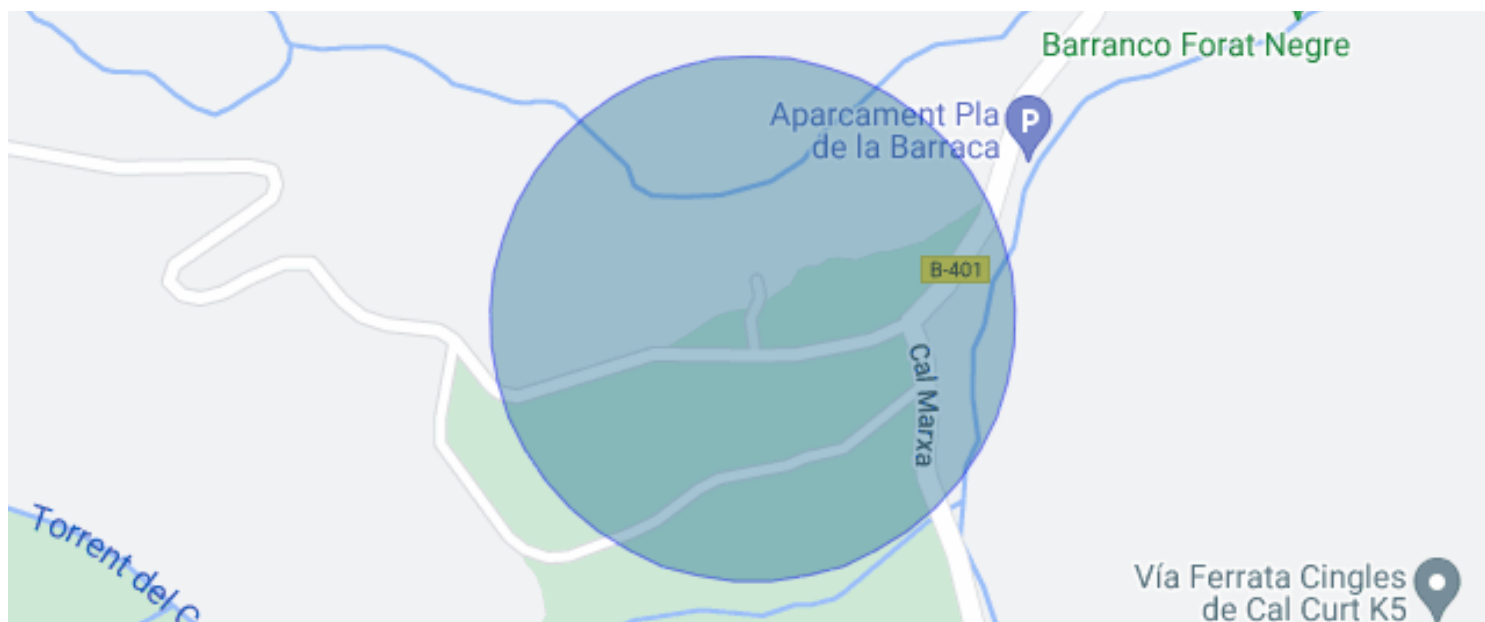




## FINCA WITH TWO HOUSES FOR SALE NEAR VALLCEBRE

Vallcebre / Berguedà

<b>Price</b>	<b>€990,000</b>	✓ Mountain views	✓ Backyard
Sur. built	600 m <sup>2</sup>	✓ Fireplace	✓ Terrace
Sur. util	586 m <sup>2</sup>	✓ Balcony	✓ Built in closets
Bedrooms	5		
Bathrooms	6		
Plot	31.600 m <sup>2</sup>		
Energy classification	A		
Energy performance index	63.00 kw h/m <sup>2</sup> year		
Emissions rating	A		
Emissions	14.00 co/m <sup>2</sup> year		
Year of construction	1950		



## Vallcebre / Berguedà

Magnificent Finca with two completely restored farmhouses, together with an ideal place to live all year round, this property is located with 3.16 hectares of land classified as rustic land near the paleontological site of Fumanya, it is an ideal place to practice outdoor sports free and enjoy the pantheological heritage of the area.

Located at 1386 meters of altitude in the Catalan pre-Pyrenees regional park, 15 km from Pedraforca, next to the town of Vallcebre, and 40km from the Molina-Masella ski slopes, with the paved road to the door of the property. , we find the automatic door, and we can see the construction of the two properties with noble materials such as wood and stone, a typical mountain house, energy efficiency A, makes it very sustainable, the property is supplied with energy solar, with closed circuit hot water underfloor heating, in both of them original architectural elements typical of the area have been maintained.

### MAIN HOUSE:.

This first home consists of two floors plus an attic, total meters 437, we enter and find the porch and interior hall, the living room is spacious double height with reading area and designer fireplace, then we find the fully equipped open kitchen, with a glass barrier and Nordic stove.

In the same room there are 3 double bedrooms, all suites with bathroom and built-in wardrobes.

The top floor has a diaphanous and open loft, a multipurpose area.

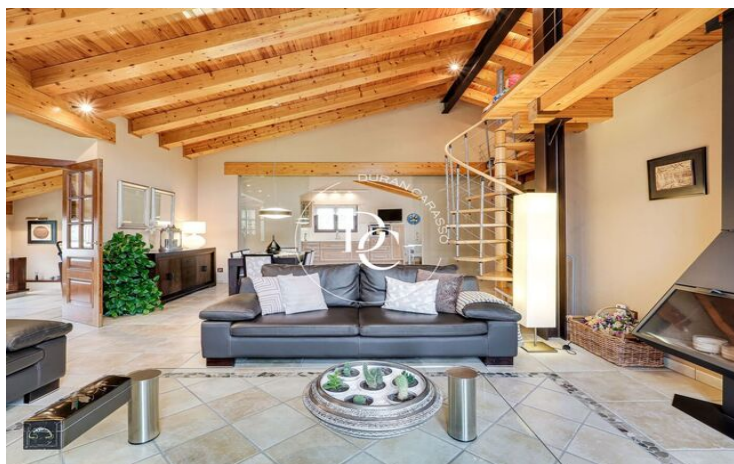
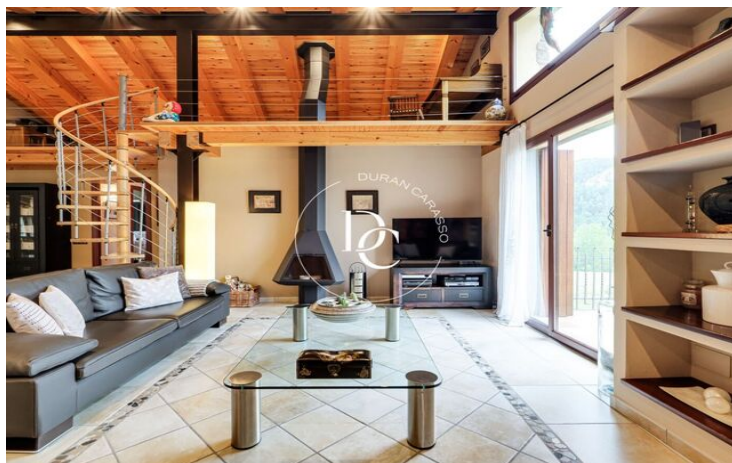
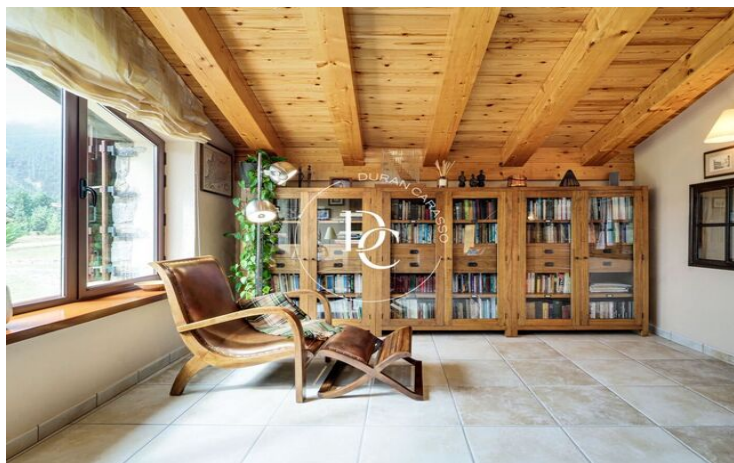
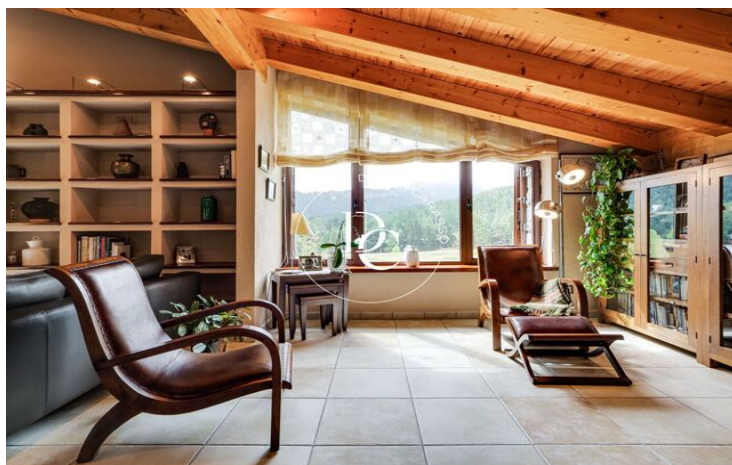
In this first property there is a garage for two cars, laundry room, built-in wardrobes, pantry and full bathroom with shower. The enclosures are all aluminum with laminated glass and all the windows have wooden shutters.

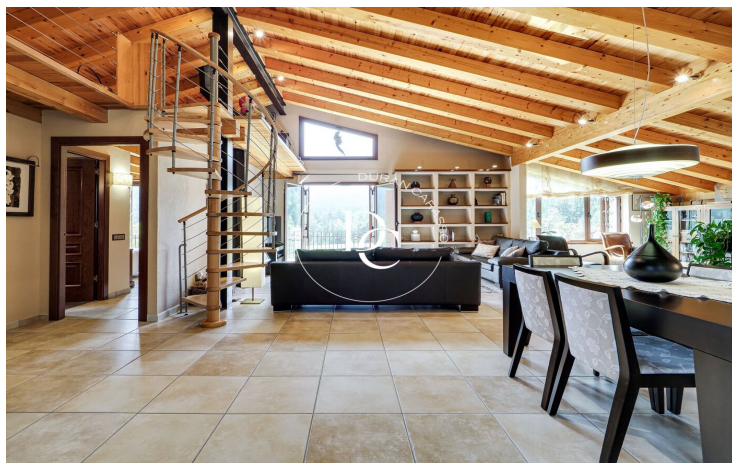
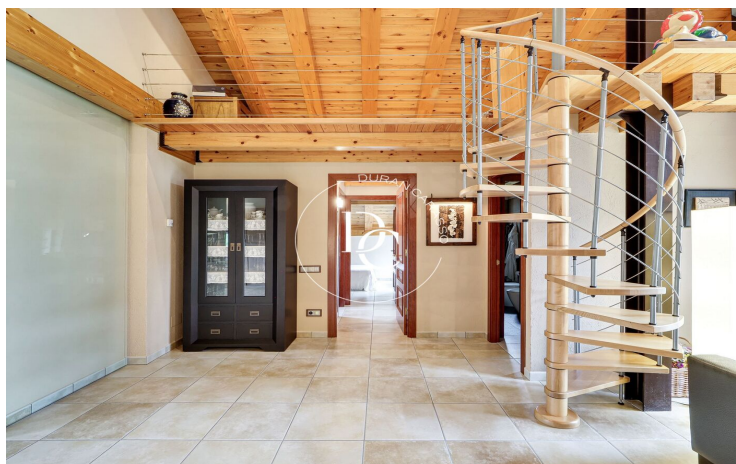
### SECOND HOME:.

This second property with two floors and annexes, a total of 148.5 square meters built, has a dining room with fireplace and kitchen integrated into the same double-height room, and a living room with fireplace, two double bedrooms, two full bathrooms and a toilet. , with radiators and DHW with diesel boiler, boiler room and outdoor storage room.

The regulations of the area allow rural tourism, restaurants, crafts, health-care, leisure and administrative activities.

If you are looking for a different and more sustainable lifestyle option, be sure to visit it.





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.