



HOMEBASE  
SPAIN

TO RENOVATE - INVESTMENT

# HISTORIC MASÍA

*country lifestyle in the charming  
town center, 30 min from the  
airport and 3 from the beach*





## A UNIQUE PROJECT

Welcome to a historic masía uniquely located in the charming old town of Sant Pere de Ribes, just by the natural park Garraf and only a stone's throw away from the beach.

This emblematic property is dating back to the early 18th century. It has been one of the more prestigious farms in the village and producer of carob and olives, as well as its proper wine. Over the years, its walls have protected the family living there. The secret room on the first floor, installed during the civil war, could tell stories worthy of a best-seller. Hidden, behind a tall stone wall, is the romantic country style garden with views to the mountains of Garraf.

Once restored, this will be a magnificent boutique hotel, even with a restaurant, or a beautiful home to gather a large family.



## THE LOCATION

Sitges (beach, charming town, and a train station) – 3 min by car

Barcelona airport – 30 min by car or bus

Barcelona city – 40 min by car (45 km). 45 min by train (Sitges – Barcelona)

Hospital St. Camil – 3 min

Several international schools within a few minutes by car (The British School BSB, Lycée Bel Air, Richmond International School, Olive Tree)

Wine districts in the near surroundings: D.O Penedès, D.O Cava, D.O Conca de Barberà, D.O Tarragona, DOQ Priorat, D.O Montsant.





# SANT PERE DE RIBES

The charming village with historic roots is located just 30 min from Barcelona airport, 40 min from the center of Barcelona and 3 minutes from the famous coastal town Sitges, with its beaches and vivid nightlife, shops and restaurants. In Sitges you also have a train station (frequent daily trains to Barcelona). Frequent buses connect Sant Pere de Ribes with Sitges, Barcelona and the surroundings,

Sant Pere de Ribes center has a population of 15.000 inhabitants. "Ribes" as the historic name is, has a wide offer of services: restaurants, cafés, wine bars, shops, super markets, banks, veterinarians, doctors and dentists, activity centres for elderly people, parks and sports centres. Just on the outskirts, 2 min from the center, is the hospital Sant Camil. Surrounded by vineyards and located just by the natural park of Garraf, Ribes is a great starting point for trekking, biking or trail running.

Ribes has a vivid life all year around. The dynamic blend of locals and expats adds an international touch to the town, without the negatives of an over exploited tourist destination.

In Sitges and Ribes are several international schools, attending all ages up until 18.



# FACTS

**Constructed area:** 946 m<sup>2</sup>

**Usable space:** 596 m<sup>2</sup>

**Plot size:** 2.200 m<sup>2</sup>

**Construction year:** dating back to the beginning of the 18th century.

**Bedrooms:** 7 (size 17 – 23 m<sup>2</sup>) + space for more

**Bathrooms:** 3

**Hall:** 28 m<sup>2</sup>

**Kitchen:** Fitted kitchen with a fireplace. 13 m<sup>2</sup>

**Living room:** 20 m<sup>2</sup>

**Dining room:** 22 m<sup>2</sup>

**Large room on ground floor:** 38 m<sup>2</sup>

**Garage (2):** 44 m<sup>2</sup> (triple ceiling height) + 22 m<sup>2</sup>

**Cellar,** access from the street: 9 m<sup>2</sup>

**Hall on the upper floor:** 46 m<sup>2</sup>

**Library (the secret room):** 38 m<sup>2</sup>

**Attic:** 45 m<sup>2</sup>

**2 smaller rooms, annex to bedrooms:** 8 – 9 m<sup>2</sup>

**Heating:** oil burner

**Patio:** 25 m<sup>2</sup>

**Number of floors:** 3

- Wooden window frames, shutters and doors
- South facing
- High-speed internet via optic fiber available
- Walled-in garden
- Pool
- Views of the village, the mountains of the natural park and the sea



## THE GROUND FLOOR

You enter from the street into the covered entrance and then step further into a large hall. To the right are two bedrooms in-suite and to the left is a dining room, the kitchen with a fireplace and access to the garden, a living room also with access to the garden and a bathroom. Behind the hall is the staircase and to the left a large room, "the bodega", with access in the ceiling to the secret room above. "The bodega" has an exit to the garden. Further in, passing the stairs, there is a large storage room and behind that a huge attached garage building with full height up to the roof (3 floors high).





## THE FIRST FLOOR

In traditional Catalan style, the bedrooms are located around the spacious center reception-room/hall. This masía has no less than 5 very large bedrooms, plus the big, “secret” room which used to be the library. Two of the bedrooms even have small inner rooms annexed.





## THE SECOND FLOOR

here we find the spacious attic, bathing in daylight and overlooking the town. From here you even get a glimpse of the sea!







## FLOORS WITH A PERSONALITY

Some of the rooms have the Catalan hydraulic floors conserved and in good condition, while others still have the antique clay tiles intact.





## GREAT POTENTIAL

The Ayuntamiento of Sant Pere de Ribes has classified the property as a protected historic building. It requires a full renovation to lift it to modern standards. Due to the fantastic location and the size and charm of the property, it can make a beautiful boutique hotel (perhaps even with a restaurant – the large garage would be perfect for this) or a charming B&B. Of course, it would also be a heaven for a large family who is looking for a spacious private home for their gatherings. This property can be the perfect home base in Europe.

If you are interested in creating a hotel/restaurant project, our team of experts can help you.

Sant Pere de Ribes, surrounded by nature





# BOOK A VIEWING NOW!

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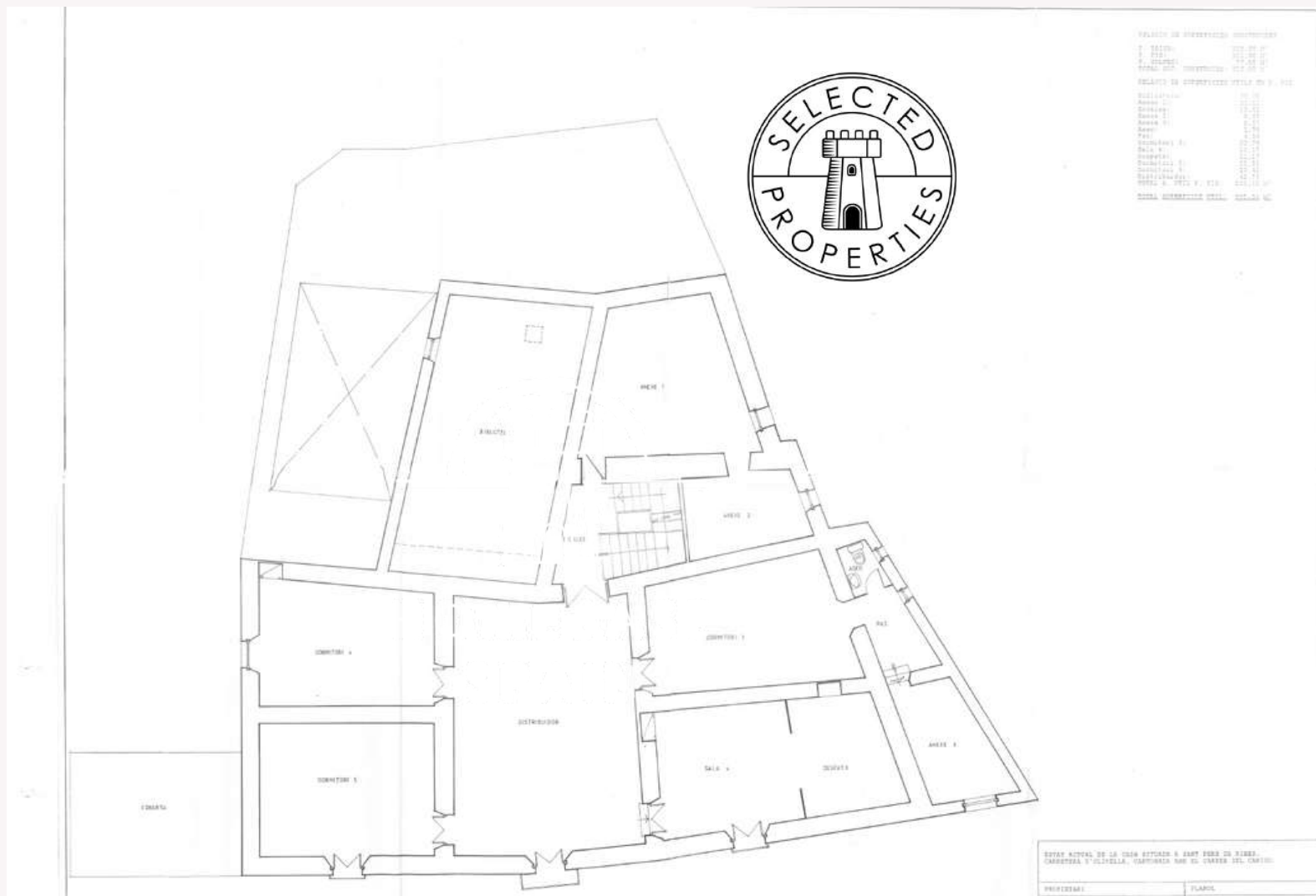


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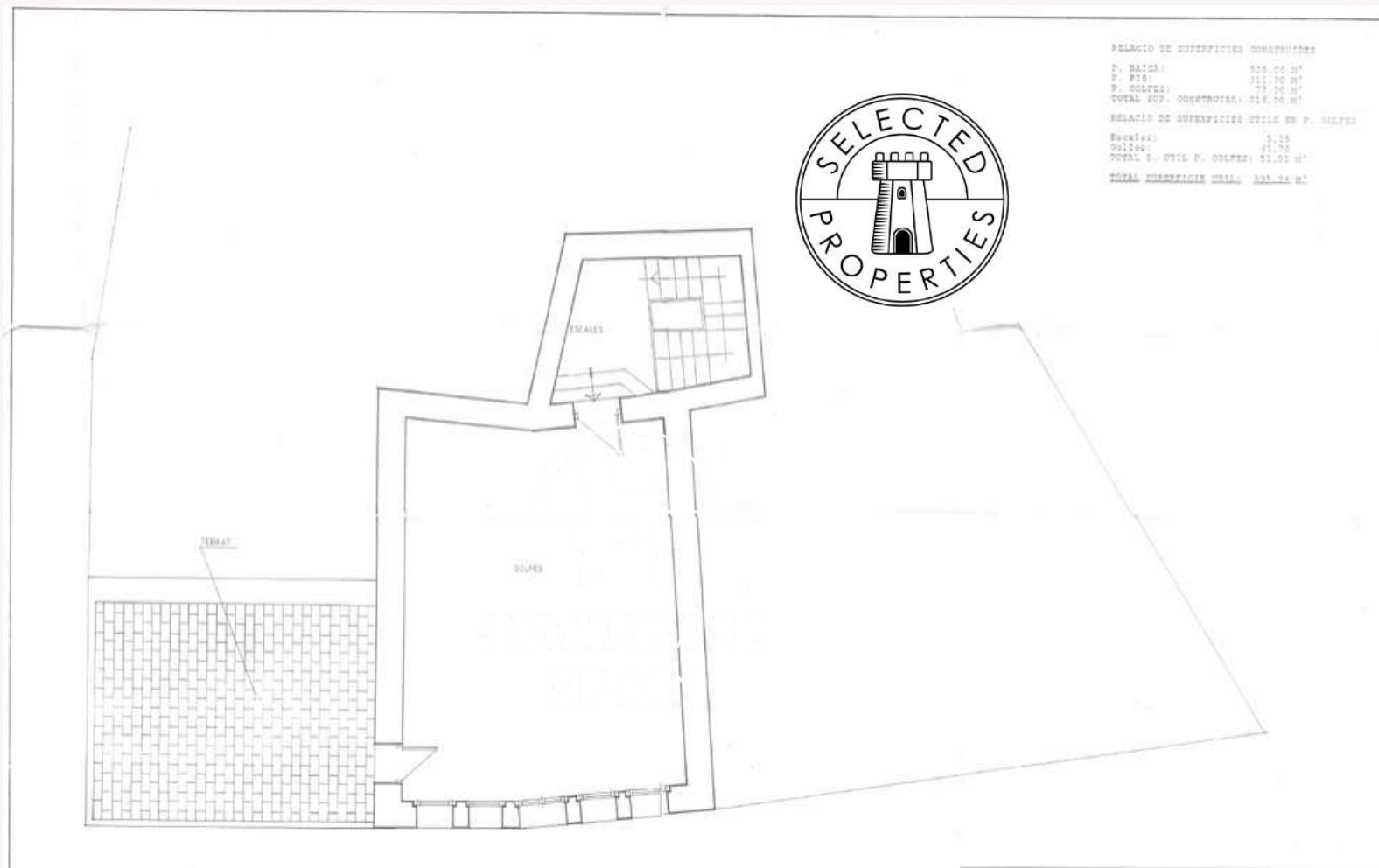






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