



Historical Masia with Vineyard
Les Gunyoles - Penedès

NESTLED BETWEEN VINEYARDS AND FORESTS in the midst of the Penedès wine region, famous for both still wines and sparkling cava. This historical property dates back to 1800 and is full of architectural features, with a façade in natural stone and stucco, beautiful wrought iron lanterns, stunning arches and wooden beams. It is sold fully furnished with a tasteful selection of antiques and rustic traditional pieces. Facing the vineyards and the valley, the courtyard and gardens enjoy full privacy and amazing views. The property of more than 5000m² in total is divided into an urban plot and landscaped gardens and a vineyard planted with xarel.lo grapes of around 25 years of age. The gardens have automated irrigation systems and are planted with fruit trees, olive trees and a variety of flowering climbers and roses.

This is a unique opportunity to acquire a spectacular property with history and modern comfort, situated in a beautiful part of Catalonia and at a convenient distance to stunning beaches and Barcelona city and airport.

Homebase Spain

Kristin Ehrenborg

+34 6815 558 998

kristin@homebasespain.com

Sinisa Curovic

+34 687 009 216

sinisa@homebasespain.com

Views over the vineyard from the courtyard





Medieval stone arches and steps characterize the whole ground floor

Masia Les Gunyoles

Property: ~5000m²

Urban plot: 714m²

Constructed area: 613 m²

Main house

Ground floor: 136m²

First floor: 183 m²

Attic: 183 m² (part storage)

Kitchen terrace: 23m²

Conservatory: 50m²

Outbuilding: 38m²

Services

Central heating, diesel boiler

Laundry room

Irrigation system

Car port for three vehicles

A/C in the attic

Year of construction: 1800



”LA MASIA”

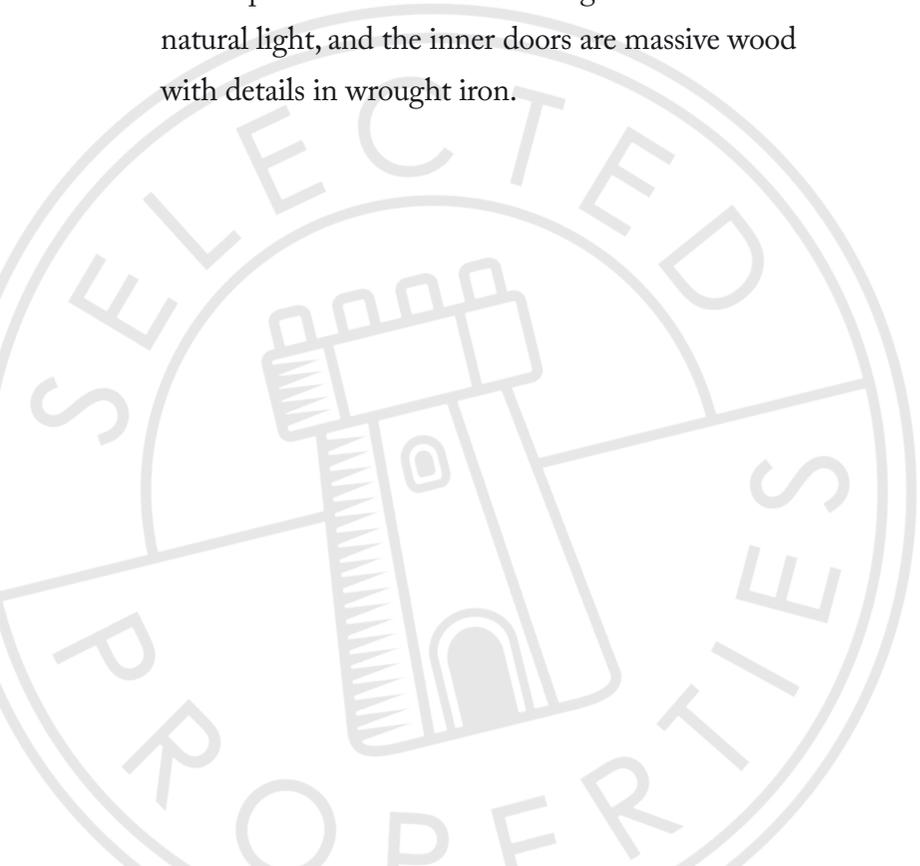
The old stone house has been beautifully restored by local craftsmen and turned into a comfortable and fully modern family home. The main house consists of a spacious entrance hall with stone arches leading to the adjacent rooms. A few steps up on the left side is the open plan living area with a dining room and drawing room separated by another stone arch. Another stair is leading down to the underground wine cellar. The kitchen is accessed to the right of the entrance hall and opens up to a lovely covered terrace. On the mezzanine floor, a library gives access to the master bedroom with ensuite bathroom. On the first floor there are two additional bedrooms, a double and a twin sharing a bathroom. The fourth bedroom is in the attic and enjoys beautiful views over the vineyards. It has a private bathroom (not ensuite). There is also a third room currently used as a children’s bedroom that would be a great space for a home office. Under the roof there is also ample storage space accessed from the attic bedroom.





The Entrance Hall

The entrance hall is one of the most impressive features of this mansion. The stone arches and steps leading up to the living area and the mezzanine floor have all been hand crafted by local masons and combine stones salvaged from roman times with more recently cut pieces. The double doors of the main entrance consist of two parts - the outer doors are glassed to let in the natural light, and the inner doors are massive wood with details in wrought iron.









The Living Area

The open plan living area continues in the same beautiful style as the entrance hall. Two separate zones for the dining room and living room are created by a wide stone arch. The dining room enjoys beautiful views over the courtyard and vineyards. The living room has a large open fire place of carved stone. The ceiling in both rooms are made of natural wooden beams and beautiful handcrafted plaster boards.







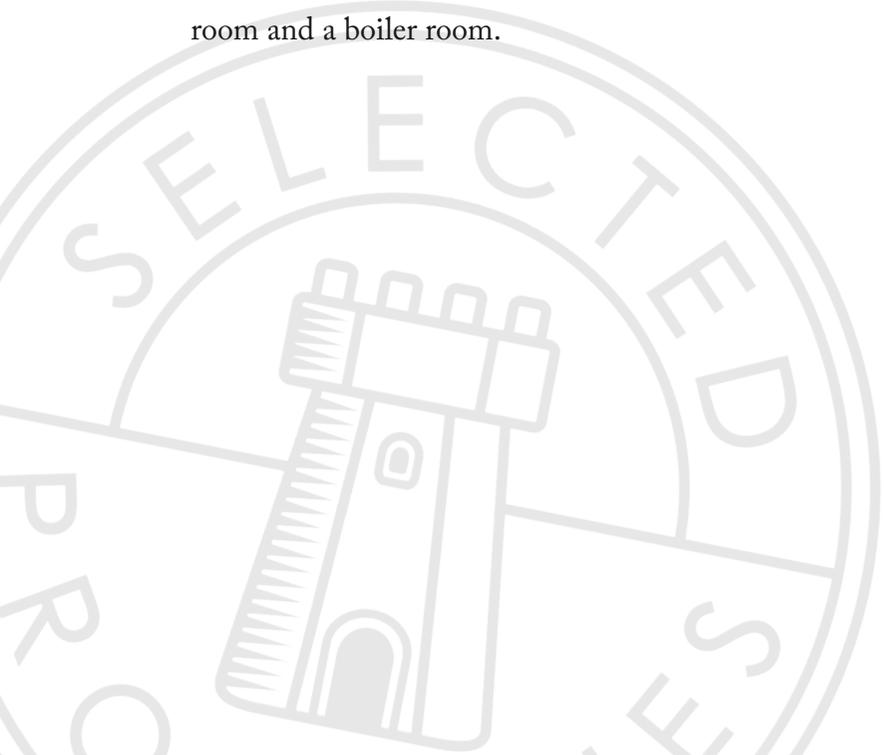






The Kitchen and Terrace

The fully equipped kitchen is done in a traditional Spanish style with wooden cupboards and beautiful green tiles. There is a fire place in one corner, next to the kitchen table to ensure a cosy breakfast even in the winter. The covered terrace is accessed from the kitchen and features a barbecue and a large round table for all year alfresco dining. The terrace opens to the courtyard and enjoys beautiful views over the vineyards. Off the kitchen there is a separate laundry room and a boiler room.









SELECTED
PROPERTIES





SELECTED
PROPERTIES

The Wine Cellar

The wine cellar is fully underground which ensures a stable cool temperature all year around, perfect for storing wine for further aging. The cellar is easily accessed from the main entrance hall. It features natural stone walls, wooden beams, terracotta tiled floor, and decorative details in green ceramics.









The Library and Master Bedroom

On a mezzanine level overhanging the entrance hall there is a cosy library with views over the courtyard and vineyards. The railings are made of locally crafted wrought iron and in the staircase, there is a beautiful antique carved stone windows from a church in Barcelona. The spacious master bedroom is accessed from the library. It has an ensuite bathroom, an open fire place, built in closets and beautiful views over the vineyards.













First Floor Bedrooms

The first-floor landing gives access to an additional two bedrooms, sharing one bathroom. The twin room enjoys stunning views over the vineyards and the hills beyond and has an open fire place. Both bedrooms have built in closets with beautiful handcrafted wooden doors.









The Attic

Under the slanting ceiling of the attic the fourth bedroom is situated. It enjoys spectacular views over the vineyards. Next to the bedroom there is another room currently used as a children's bedroom, but would be an ideal place for a home office. There is also a third fully equipped bathroom servicing the two attic rooms. Under the roof there is ample storage space, accessed from the attic bedroom.





THE CONSERVATORY

The spacious conservatory is currently used as an extra living room. The sunny location would also make it an ideal spot for a winter garden. The conservatory enjoys beautiful views over the vineyards and the valley beyond. The courtyard between the conservatory and the main building, "La Masia" is laid with natural stone, the same colour as used for the buildings and stone walls throughout the property.









THE COURTYARD & GARDENS

The courtyard offers privacy and spectacular views over the vineyards and the valley. It connects the main house and the covered terrace with the conservatory and has two gates to the village. Stone steps are leading down to a vine covered terrace and further down to the gardens and pool area. The gardens are planted with different fruit trees, olive trees, and grapevine. A watering system and irrigation ensures easy maintenance. A third gate gives access to vehicles directly in to the gardens.



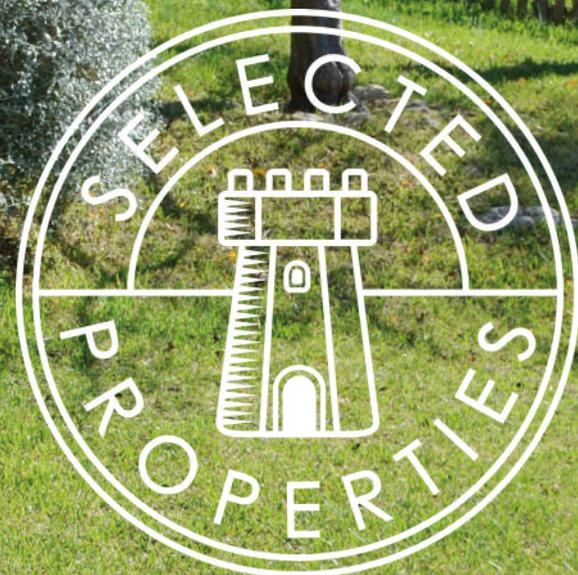








SELECTED
PROPERTIES

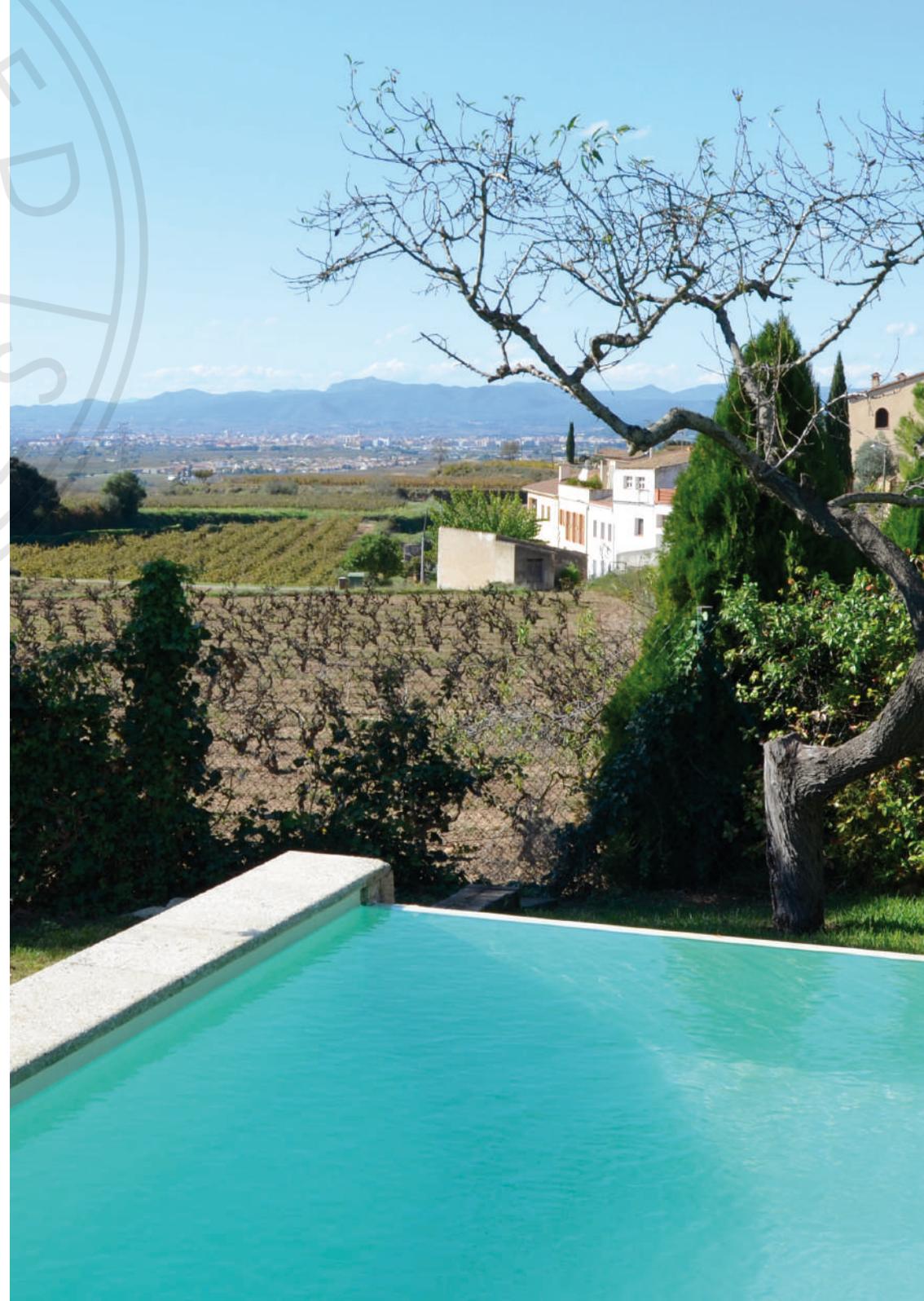






THE SWIMMING POOL

The lovely swimming pool is situated in the lower parts of the garden, enjoying uninterrupted views over the valley and total privacy. It has a stone deck on one side and a flat lawn on another. The outdoor shower is nestled between a row of olive trees. This is truly a lovely place to enjoy the warm and sunny weather of Mediterranean Spain.









OUTBUILDING WITH POTENTIAL

The vine covered outbuilding currently consists of one floor, but it has a license for an additional level. It is located by the gate with direct access to the street behind the property and as such would be ideal as an office, a studio, or even a small cellar for artisanal wine or olive oil production.





VINEYARDS

The vineyards are directly accessed from the lower gardens and pool area. It is around 0,25 hectares planted with the local grape variety xarel.lo, one of the main grapes for producing Cava, but also a great grape for a monovarietal still wine,. The xarel.lo grape has good structure and acidity and as such is also suitable for barrel aging for a more full bodied white wine. The vineyards are currently tended by a local grower and in full production under organic farming principles.





THE VILLAGE "LES GUNYOLÉS"

Les Gunyoles is a beautiful hill top village with roots dating back to Roman times. It has picturesque narrow streets with stone houses and spectacular views over Penedès. It is famous for its yearly nativity play, attracting people from near and far. It is one of the oldest and prettiest villages in all of Penedès wine region and a perfect place to relax, enjoy good food and wine, or explore the surrounding nature on a hike or by bike.

At only 5 minutes from the national highway N-340, and 10 minutes from main communication routes such as the AP7 highway, or the C-15 it's ideally located for easy access to Barcelona Airport (40 minutes) and city (50 minutes). Beautiful Sitges or Vilanova i la Geltru are located at some 25km distance.









Street view in the historical village of Les Ganyoles



HOME BASE SPAIN

Kristin Ehrenborg

kristin@homebasespain.com
+34 615 558 998

Sinisa Curovic

sinisa@homebasespain.com
+34 687 009 216