



Bruc (EI) - Farmhouse



 14
Bedrooms

 4
Bathrooms

 1220
Area (m²)

 16000
Land Area (m²)

5 200 000 €
(EUR €)

Unique farmhouse

The architectural complex is formed from an initial farmhouse documented in 1496, 15th century, at that time it belonged to the nucleus of La Guardia, with various transformations in the 18th-20th centuries.

This building, the agricultural residence of the owners of the estate, was built following the traditional models of the time with a rectangular floor plan covered in two slopes.

The interior organization is formed by a large central room on the two floors and the kitchen, pantry and cellar rooms located laterally in this central space of the floor, from which an internal staircase communicates with the first floor that repeats the distribution of the ground floor, placing the bedrooms on both sides with open windows on the two north and south facades.

This initial building had roofs for a cellar, haystack, stables and the whole with a wall that gave rise to the interior courtyards that are still preserved.

Within this protected perimeter, several cutlery for the cellar, wine presses, cereal silos and various



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¹ (Call to national fixed network) | ² (Call to national mobile network)



warehouses dedicated to agricultural activity have been built over time.

The need to accommodate workers led to the construction of new houses inside this walled enclosure, forming a group of houses with a final intervention of two floors located on the southwest façade of "modern" construction.

In the same enclosure we find a rectangular chapel with a small belfry dedicated to San Isidro Labrador.

The construction systems of the building complex are with main walls with stone from the area and with a plastered finish as exterior protection and plastering in the interior rooms. The ceilings and roofs are formed with pine wood beams from the area and vaults formed "in situ" with molds or tarascas and plaster with a width of 60 cm.

The roofs also with wooden beams from the area with a framework of wooden lates and placement of Arabic-type tiles mounted mostly with magpie jump dry. Only occasionally have they replaced original wooden beams with concrete beams.

In the buildings located on the south-east side we find eaves with water collection channels for the cistern located in the inner courtyard for the service of the house.

On the east side is the small rectangular chapel also built with stone walls and natural cement like the rest of the buildings. The roof is double-sloped, finished with ceramic tiles and eaves of four thicknesses formed with ceramic pieces of bricks and cut-out tiles.

If you are interested, do not hesitate to contact us.

DESCRIPTION:

Rustic property, which according to the cadastre has an area of 168.51 ha.

Of this area, 26.05 hectares are rainfed crops, 0.62 hectares are rainfed fruit trees, 96.49 hectares are forests, 0.35 hectares are rainfed vineyards, 30.51 hectares are pastures and 14.48 hectares are wasteland and shrubland.

Inside the estate, there is a farmhouse of 1,220 m² built for housing. It consists of 2 new apartments of 100 m² each, 3 older apartments and multiple rooms.

NUCLEUS OF THE FARMHOUSE:

- Ground floor: 2 rooms, kitchen (formerly a cellar), old stable and 1 bathroom.
- Floor: access adapted for people with reduced mobility, large room, 8 bedrooms, 2 bathrooms, a kitchen and 2 galleries.
- Attic with several spaces for possible rooms
- Chapel, cellar, barn and a corral.
- Two refurbished apartments with about 100m² with dining room, kitchen, 3 bedrooms and a bathroom each,

LA BALMA DE CAN SOLÀ:

In the area of the estate, specifically in the Riera de Pierola, there is a spectacular large balma that never ceases to amaze when you arrive for the first time.

It has an area of 3,150 m² and longitudinally, a torrent of water circulates, which has eroded the strata in a circular shape forming the balma. In the center there is an ancient fountain and in times of heavy rain, abundant water gushes out. Next to this fountain there is an artificial hole in the wall where holes made by a mining prospection can be seen. The dimensions of this balla are 120 m. long by a maximum depth of 35 m. and a height that reaches 15 m. being one of the largest in



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Catalonia.

POSSIBLE USES:

- Private dwelling
- Leisure and adventure tourist resort
- Hotel and rural tourism
- Senior Residence
- Farming. Agroecological cultivation
- Animal husbandry
- Apiculture
- Wine Exploitation
- Horse riding and horseback riding
- Climbing
- Adventure sports
- Catering of major events
- Business conventions
- Wedding
- Astronomy
- Cooking and gastronomy school
- Artists' workshop
- Archaeological and geological exploitation
- Logistics and/or transport platform

Property Features

- Garden
- Built year: 1619
- Wine cellar
- Views: Sea views, Countryside views, Mountain views
- Well
- Solar orientation: North, South, East, West
- Orientation: Exterior
- Terrace
- Drive way
- Storage / utility room
- Quiet Location
- Uninterrupted views
- Mains water



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