

## 10 bedroom Country House for sale in Villabona, Guipuzcoa

**680,000€**



A spectacular farmhouse located between Rossell and Villabona set within nature and offering a complete unique experience of tranquility for those who seek a lifestyle away from the busy bustle of city life.








Mas de la Xoquera, is a country house of 480m<sup>2</sup> built on an estate of 84 hectares / 848,493m<sup>2</sup> located between Rossell and Vallibona, in the spectacular mountainous countryside with complete tranquility. The estate comprises of 185 Holm Oak trees, the plantation of which has been designed to provide automatic irrigation to the land. And has a projected Truffle production output of 150g-300g per tree (the harvest is expected to begin in 2030 with a projected approx. income of 81,000€ annually).

The property is situated in Villibona and provides total peace, tranquility and disconnection. For everyday needs the village of Villibona is 10km by car, and Rossell 11km. The property is located 40km from the coast and has a good connection to the CV-111 which is 4km away.

The country house is distributed over two floors. The ground floor has a large living-dining room with kitchenette, kitchen, pantry, bedroom with reading corner and fireplace, 2 bathrooms with showers and toilets and hallway. The second floor hosts 9 bedrooms, 1 bathroom with shower and toilet, and a hallway.

The property has a 30,000lt water cistern, plus a 10,000ltr tank for the truffle irrigation system. And a septic tank for waste water. There are three water tanks/troughs for animals and a well.

A domestic hydraulic system was installed in 2021.

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|--|---|--|
|  10+ bedrooms                    |  3 bathrooms |  480m <sup>2</sup> Build size |
|  848,493m <sup>2</sup> Plot size |  garden      |  terrace                      |
|  parking                         |   |  |