



Magnificent livestock and forestry estate in Vidrà, 3.5 km from the village with a paved access road. It covers an area of 108 **590.000 €** hectares.

Magnificent livestock and forestry estate in Vidrà, 3.5 km from the village, with paved access road. It covers 108 hectares, of which 31 hectares are meadows and 77 hectares are oak and beech forest. Plenty of land is available for creating new meadows. It has its own well with abundant water and electricity. The total built area is 3,120 m<sup>2</sup>. The rural house, a protected architectural heritage site of Catalonia, has a total area of 520 m<sup>2</sup> and would require minor renovation. There is also an old hayloft of 84 m<sup>2</sup> to be renovated, of which all the stone walls are preserved. Additionally, there are currently unused livestock facilities for raising pigs and fattening calves, also in need of renovation, as well as a small stable for horses. The estate is located in a non-vulnerable area within a municipality that is not under stress, allowing for the reopening of the livestock facilities. A magnificent opportunity for recreational use, rural tourism, and intensive or extensive livestock farming. The house has existed since time immemorial, with the last expansion in the 17th century. An idyllic spot in Vidrà with excellent sun exposure. Breathtaking views of the village of Vidrà and the Curull mountain range. One hour from Barcelona and 40 minutes from Vic or Ripoll, regional capitals with all amenities.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 37/6381

Transaction:	Sale	Category:	Single family house
Situation:	Polígono 4, 6, Vidrà, Osona	Built area:	3.120 m <sup>2</sup>
Occup. cert.:		Condition:	To Restore
Rooms:	5	Parking:	Yes