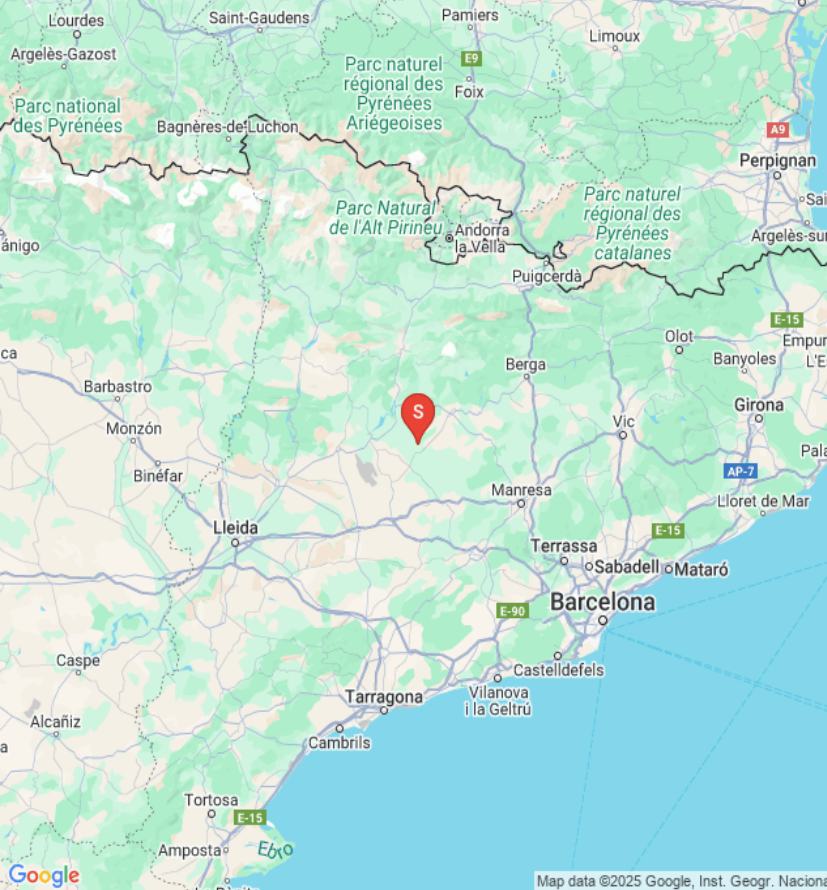


# Urgell & Lleida



## The holiday home

Husnummer 10122

20 Persons

8 Possible extra beds

12 Bedrooms in total

9 Double rooms

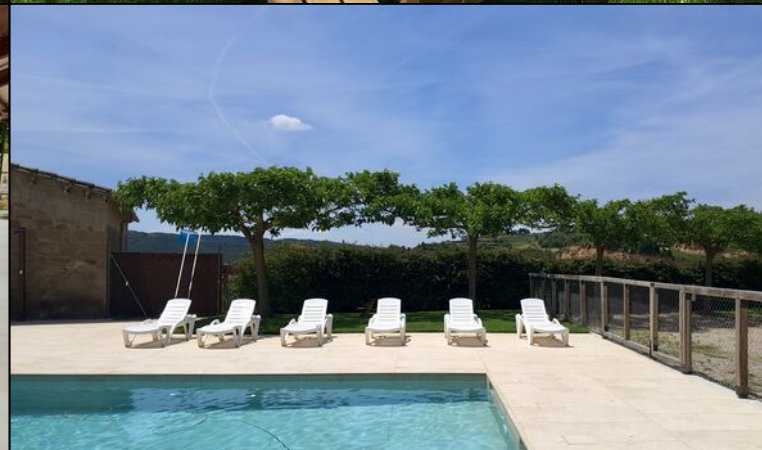
2 Tripple rooms

1 Quadruple rooms

1000 (m2)

8 Single beds

10 Double beds



# Ferieboligen - Historic Catalan Villa in Protected Natural Landscape

Ferieboligen is a beautifully renovated **historic Catalan holiday home** located in the southern part of the Solsonès region, between the towns of Biosca and Solsona. The house is **beautifully situated in a protected natural area** with scenic surroundings.

**Note:** The listed price includes only Pairal de Pobia, which can accommodate up to 20 people in 8 bedrooms. If your group is larger than 20 persons, you can rent the rooms in La Casita, where 4 double bedrooms are available. This means that the property as a whole can accommodate up to 28 persons.

If you are more than 28 persons, the same owner also has another holiday home for 4-6 guests (with private pool) located about 600 meters away - just down the road.

The entire estate comprises several protected historic buildings, including a **flour mill, farmhouse, and manager's residence from the 17th century**, all listed as part of Catalonia's architectural heritage. These buildings have recently been renovated and now function as rural holiday homes, carefully updated to preserve their original charm while offering modern comfort.

## Layout of Ferieboligen:

The main house has a capacity of 20 persons.

- 5 double bedrooms
- 2 triple bedrooms
- 1 four-person bedroom
- All with private bathrooms

The annex (Casita) has a capacity of 8 persons:

Please note that only Pairal de Pobia is included by default. The distribution is as follows:

- 2 double bedrooms with double beds
- 2 double bedrooms with twin beds
- 2 bathrooms shared between the rooms (two rooms per bathroom)

In addition, Casita has a living room with sofa area, dining table, and a beautiful kitchen. Overall, it is a truly stunning building in Nordic style.

## IMPORTANT NOTE REGARDING RENTAL (7 BEDROOMS INCLUDED BY DEFAULT):

The property includes 20 persons in the base price, with an additional 8 possible at extra cost. When renting for 20 persons, you rent only the main house, and the guesthouse remains closed. If you rent for more than 22 persons, rooms in the guesthouse Casita will be opened:

- 22 persons - 8 bedrooms included (Main house "Pairal" + 1 bedroom in "Casita")
- 24 persons - 9 bedrooms included (Main house "Pairal" + 2 bedrooms in "Casita")
- 26 persons - 10 bedrooms included (Main house "Pairal" + 3 bedrooms in "Casita")
- 28 persons - 11 bedrooms included (Main house "Pairal" + 4 bedrooms in "Casita")

## Outdoor areas:

Guests can enjoy **large garden areas**, covered terraces with views, and a **covered barbecue area** -

perfect for both sunny and rainy days. The **12x6 m saltwater pool** has an easy-access ramp, making it suitable for people with reduced mobility and safe for children.

For the active, there is also a **tennis court** and a **basketball hoop**.

### **Facilities:**

- 11 bedrooms
- Fully equipped kitchen and common areas
- Large garden and covered terraces
- Covered barbecue area
- 12x6 m saltwater pool with access ramp
- Tennis court and basketball hoop
- Located in a protected natural area
- Historic buildings from the 17th century
- Wi-Fi available

## Facilities in the house and area

- Private garden: Ja
- Terrace (private): Ja
- Balcony: Ja
- BBQ: Ja
- Private outdoor pool: Ja
- Swimming pool fenced: Ja
- Bedr.+Bathroom in ground floor: Ja
- Dishwasher: Ja
- Washing machine: Ja
- Stove: Ja
- Microwave: Ja
- Fridge: Ja
- Extra Fridge: Ja
- Freezer: Ja
- Coffee maker: Ja
- Nespresso machine: Ja
- Juice squeezer: Ja
- Toaster: Ja
- Highchair: Ja
- Childbed: Ja
- Dog permitted (supplem.): Ja
- TV (with normal channels): Ja
- WIFI-Internet : Ja
- Table Tennis: Ja
- Billiard: Ja
- Basketball basket: Ja
- Tennis court (attached to the holiday home): Ja
- Playground swings: Ja
- Air conditioning (partial): Ja
- Air conditioning (full or partial): Ja
- Fans - SOME BEDROOMS: Ja
- PADEL Center (5-15 min by car): Ja
- PADEL at the holiday home (conditions vary): Nej

## Included in the price

- Towels for bathroom: Ja
- Bed linen: Ja
- Electricity: Ja
- Water: Ja
- Final cleaning: Ja
- VAT and Spanish taxes: Ja
- Catalan Tourist Tax: Ja

## Distances

- Closest supermarket: 16
- closest resturant: 11
- Distance to nearest bakery: 16
- Nearest busstop (with bus to bigger cities): 20
- Nearest train station (local trains): 35
- Nearest train station (High Speed Trains-AVE): 84
- Closest public internet access: 0
- Link to golf course: 36
- Distance to nearest beach: 107
- Distance to nearest village: 9
- Distance to Barcelona: 120
- Distance to Girona: 175
- Distance to Banyoles: 194
- Distance to Figueres (Museo Teatro Dalí): 187
- Distance to Tarragona: 111
- Distance to Vilafranca del Penedés: 90
- Distance to Vic: 100
- Distance to Solsona: 19
- Distance to Berga: 60
- Distance to Andorra la Vella: 95
- Distance to the French border: 100
- Distance to Barcelona Airport: 115
- Distance to Girona Airport: 160
- Distance to Reus Airport: 105

## Pool (Outdoor)

- Length: 12
- Width: 6
- Minimum depth: 1
- Maximum depth: 190
- Roman steps: Ja
- Ladder: Ja
- Fenced: Ja
- Heated: Nej





