



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Charming mill set in beautiful natural surroundings. Segovia Ref. S156

Extraordinary riverside location with all mod cons.

**Precio €1.100.000**

**5 habitaciones**

**4 baños**

**370 m<sup>2</sup> de superficie**

**3.1 Ha de terreno**

This dream property offers an abundance of rustic charm, with original woodwork, floors and façade, as well as unmistakably modern comforts.

In this haven of tranquility just an hour and a quarter outside Madrid, wander the banks of the river and wake up to birdsong in your very own authentic mill, flanked by juniper and oak woods and nature in all its glory.

One of the most compelling features of this mill is that water is indeed everywhere; a beautiful river runs alongside the property and never runs dry, the estate itself features its own natural streams and there is a natural pool that could easily be converted for swimming.

The property offers excellent privacy and is divided into two separate homes. The main residence is a two-storey converted 19th century water mill. It boasts a large entrance hall with its own fireplace, a beautiful living-dining room with a cosy open wood fireplace, a kitchen with river views and three bedrooms with two full bathrooms.

The second residence is located in the former loom room; with a beautiful living space featuring its own fireplace and two bedrooms with en-suite bathrooms, this is the perfect getaway for your visitors.

The property has diesel-fired heating and a woodshed.

An outdoor space for sports, such as a padel court, could easily be created.

The garden is the property's crowning glory, with a spacious covered terrace for leisurely al-fresco lunches and various other seating areas with tables crafted using the original stone from the mill. The gentle slopes of the estate set the perfect scene for pleasant walks.

Its location is unbeatable. Just over an hour from Madrid, it lies within easy reach of some lovely towns with great appeal for tourists, including Pedraza, Sepúlveda and Riaza. Breathtaking surroundings including marvels of nature such as the Acebal de Prádena, the Hayedo de la Pedrosa beech forest, Casla juniper forest and Duratón River Gorges Natural Park mean you will love living in this unique property right from day one.

It has a license for operation as tourist accommodation, so it is also a great investment opportunity.



#### Contacto

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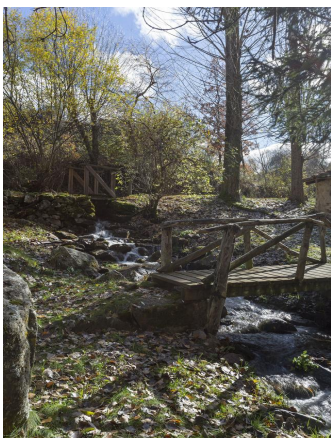






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