



THE SINGULAR SPACE
EXTRAORDINARY PROPERTIES



Delightful stone house on the Ruta de Pueblos Negros. Guadalajara
Ref. S181

Impressive finishes and panoramic views.

4 habitaciones
2 baños
319 m² de superficie

Campillo de Ranas is a much-loved beauty spot in Guadalajara province, 125 km from Madrid and 60 km from the city of Guadalajara. It's the perfect location for this altogether charming property, nestled deep in the Sierra Norte Natural Park and at close quarters with its best-known landmark, the spectacular Pico Ocejón. The region is famed for its picturesque villages and slate brick architecture, while the infallibly captivating waterfalls of Pozas de Aljibe are just a short distance away.

Attractive slate brick house in typical Pueblos Negros style, with views of Pico Ocejón and every comfort and convenience for year-round living.

With its thick slate walls and premium timber finishes, this 320 sqm home is packed with charm. What's more, with tilt and turn windows and not one but three heating systems (diesel-fired underfloor heating and radiators, pellet stove in the living room and woodburning stove with heat recovery unit in the dining room), there's no compromising on comfort. Slate, ceramic and solid French oak flooring adds a touch of quiet luxury, enhancing the overall calm and cosy vibe.

We enter the house from a beguiling 18 sqm courtyard sheltered by a walnut tree. We then pass through a small vestibule with a WC and staircase to the upper floor.

Downstairs, we find a faultlessly equipped kitchen with oakwood units, Rosa Porriño granite countertops, ceramic glass induction hob and American-style two-door fridge. The dining room, heated with radiators and a woodburning stove, has a welcoming feel that holds the promise of low-key evenings with friends. The spacious living room is warmed by underfloor heating, a fully refurbished antique adobe oven and a pellet stove, and hosts a dual French/American billiard table.

On the upper level are two bedrooms, one with its own dressing room, and a classically elegant bathroom with underfloor heating, feature mirror, beech wood countertop and a hydro-massage shower cabin with sauna.

Just down the hall we come to two further bedrooms, a shady terrace and a small mezzanine under the eaves, currently used for storage. The terrace is partially enclosed by a timber roof, making it a very pleasant spot to enjoy the panoramic mountain views.

Add in a versatile workshop/gym with underfloor heating, rear patio of around 8 sqm containing the diesel and water tanks and a garage with automatic solid wood door, and you have everything you need for a charming and congenial family home.

This unique find offers a winning combination between comfort and connection with nature, in a setting that will instantly capture your heart.



Contacto

C/ Julián Camarillo, 47 B203
28037 Madrid
+91 388 97 74 / +34 630 344 539
hello@thesingular.space



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