



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Life is an orchard in the Tiétar Valley. Ávila

Ref. S202

An idyllic natural setting, pinch-me views and secluded private pool make for the perfect weekend retreat.

**4 habitaciones**

**3 baños**

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

**6.124 m<sup>2</sup> de terreno**

Looking out on sublime mountain views, the wonders of nature spread out before you, you may find that perfect inner peace requires nothing more. This charming home in the breathtaking Tiétar Valley is made for cocooning, so get ready to lap up every moment. And, when it's time to restock, local villages offer just enough bustle to keep you anchored to the outside world.

If your idea of luxury is waking to birdsong, watching the sun sink into the mountains from your own private pool, hiking spectacular mountain trails with those you love, lingering over dinner with friends beneath a leafy canopy, gathering fruit from your own orchard or dosing contentedly on the porch in the middle of the day,

here comes your chance to live out your dream.

This is an outdoor-lover's paradise, blessed with a flourishing garden with a diverse mix of plants and trees including oak, holm oak and a variety of fruit trees. A luxuriant 6,000 sqm, it's fully fenced and teeming with life and colour, especially in Spring and Autumn.

The perfect foil to this invigorating scene is the house itself, with its elegant simplicity and cosy charm. On the ground floor, we find a living-dining room with fireplace and sweeping bay window inviting a connection to the outdoors. The semi-open kitchen echoes the warm, rustic style of the living space. Three bedrooms (one en-suite, two sharing a separate bathroom) complete this level.

Upstairs, there's a versatile space that could serve as a fourth bedroom, games room, office or any combination of the three, with scope to install an additional bathroom with minimal disruption.

Tucked away on the lower ground level is another spacious living area with its own fireplace, ideal as a family room or den, a further bathroom and a garage.

Outside, a well-sized swimming pool with a covered seating area is a tempting prospect for the summer months, a space to cool off, relax and enjoy this stunning secluded spot. A barbecue area means there's no need to head inside when it's time to refuel.

The property is connected to the electricity grid and draws water from a well approved for domestic use, while diesel central heating assures year-round comfort.

Location-wise, it's hard to fault: nestled in the Tietar Valley, just 115 km from Madrid and with village shops and services



#### Contacto

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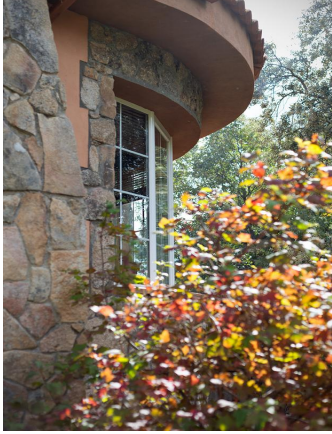






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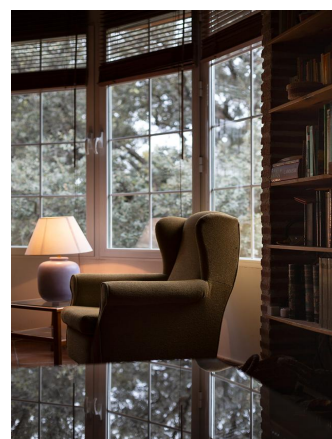
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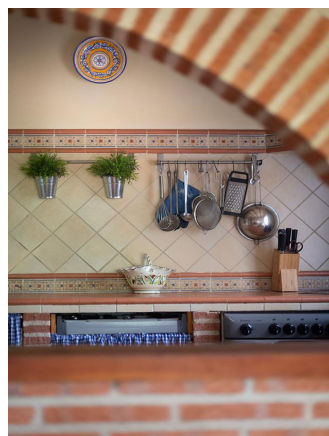






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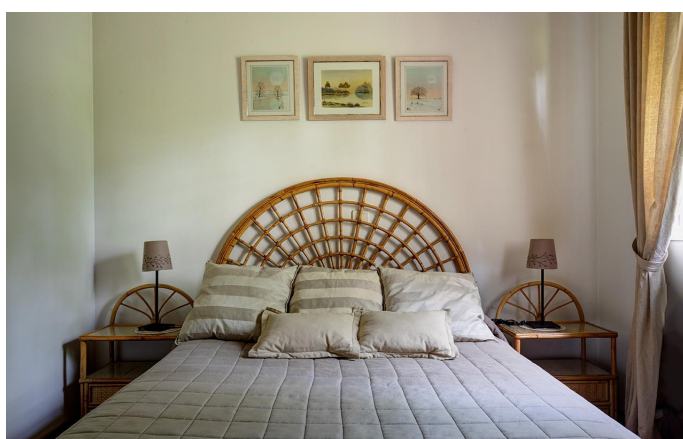
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