



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Beguiling country house with a Tuscan feel, gazing out over the Tiétar Valley. Ávila Ref. S220

Exquisitely styled and presented home with four charming cabins on a scenic graded plot just two hours from Madrid.

**Precio €525.000**  
**4 habitaciones**  
**3 baños**  
**252 m<sup>2</sup> de superficie**  
**1.6 Ha de terreno**

Like a yacht borne by a gentle tide, this captivating property glides into view atop the southern slant of the Sierra de Grados, graced with soul-nourishing sunshine and rich, fertile soil. We're in the heart of Candeleda, one of the most picturesque nooks in all of central Spain and the setting for many an escapist dream. Just two hours from Madrid, it's a chance to embrace a slower, more mindful way of life in tune with the seasons, forgoing neither style nor comfort.

This beautifully refurbished, single-storey home is in perfect move-in condition. It comes with four additional cabins and over 1.5 hectares on the edge of one of Spain's prettiest villages, set within a microclimate that makes outdoor living a year-round joy.

The main house, extending to 152 sqm on a single level, has been lovingly remodelled by the current owners, using design as a conduit for ease and well-being. Using only the finest materials, the understated interior is drenched in natural light, creating an elegant, inviting space in fluent dialogue with its setting. A spacious living room, with traditional fireplace and generous windows, is the perfect spot to savour the ever-changing tones and textures of the landscape. An entrance hall and lobby, fully-equipped kitchen, four bedrooms (two en-suite) and three full bathrooms complete this delightful home, ideal for those contemplating a slower pace of life.

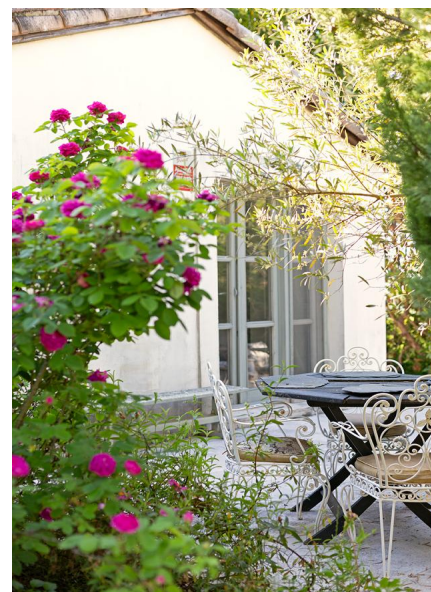
The south-facing plot affords glorious, wide-open views over the surrounding countryside, encompassing 1.5 hectares of fertile land dotted with lemon, fig and olive trees. A walk around the grounds reveals a wealth of potential in the graded terrain, with scope to add an elevated swimming pool or an array of solar panels.

Four standalone cabins, each measuring 25 sqm with double bedroom and bathroom, evoke visions of summers packed with fun, laughter and good times with family and friends.

An air-source heat pump provides underfloor heating and efficient air conditioning, while water is drawn directly from the property's own borehole. The house is served by a private septic tank and is connected to mains electricity.

This property presents a rare opportunity to live the rural dream in a highly covetable location, within a few minutes' drive of local shops, services and restaurants.

Whether you're seeking a simpler, more meaningful life or a holiday let with a difference, it's a chance you won't want to miss.



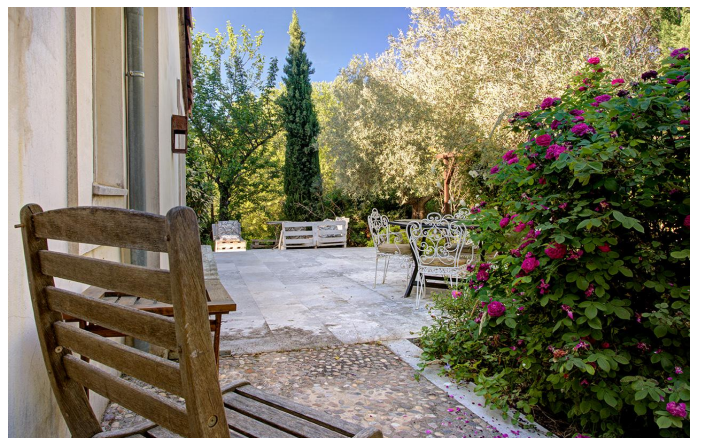
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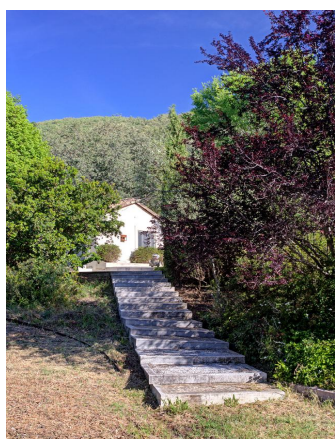
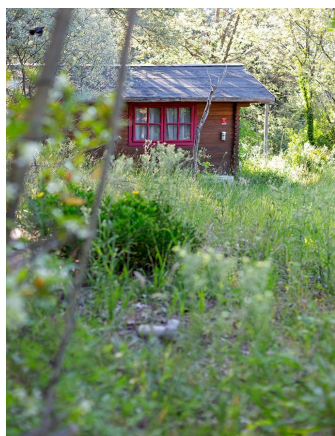
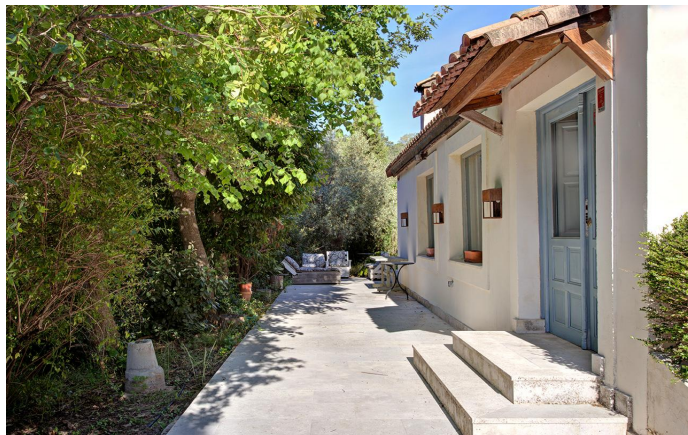






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