



THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



A House Open to the Dehesa. Toledo Ref. S246

Set on a private, oak-studded estate of over two hectares, this renovated country house opens onto its surroundings through expansive windows, covered terraces and spaces designed for seamless indoor-outdoor living. Around 90 minutes from Madrid, it brings together contemporary architecture, nature and an exceptional sense of calm.

Precio €895.000
5 habitaciones
5 baños
260 m² de superficie
2.5 Ha de terreno

The property lies in western Toledo, within a private, fully enclosed estate of 25,129 sq m. Set among centuries-old holm oaks, the house offers complete privacy and tranquillity, with far-reaching views across the dehesa towards the Sierra de Gredos. Despite its seclusion, Madrid is only around 90 minutes away by road.

Surrounded by centuries-old holm oaks, this fully renovated country house offers a serene, contemporary interpretation of rural architecture. Its light-filled interiors flow onto covered terraces, extending the living spaces towards the garden, swimming pool and dehesa beyond. Generous proportions and five bedrooms make it a comfortable home to enjoy and share throughout the year. All this in

A comprehensive renovation offers a contemporary interpretation of rural architecture. Clean lines, continuous finishes and a carefully considered relationship between the interior and exterior create a remarkably private setting, just 90 minutes from Madrid, and a sculptural staircase create serene spaces shaped by natural light and the surrounding landscape.

The ground floor accommodates the principal living spaces and connects naturally with the outdoors. It comprises two generous living rooms, one with an inset fireplace, as well as an indoor dining room and an outdoor dining area beneath a covered terrace. The open-plan kitchen is practical and welcoming, with a large central island and marble worktops. Two bedrooms, one with an en suite bathroom, together with a utility room, entrance storage and guest WC, complete this floor.

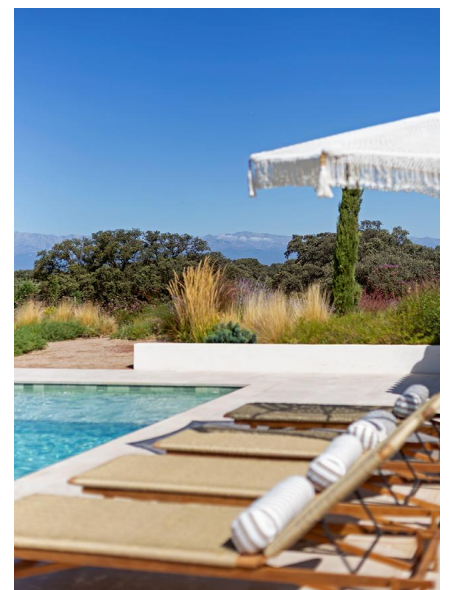
The house has five double bedrooms, three with en suite bathrooms, plus a further full bathroom and guest WC. Every bedroom overlooks the dehesa and continues the same material language found throughout the house, with underfloor heating and cooling beneath the microcement floors. The layout provides comfort and privacy for family and guests alike.

The covered terraces are integral to the architecture, functioning as genuine outdoor living spaces. Open to the horizon yet sheltered from the sun, they extend the house into a naturalistic garden where the original holm oaks are complemented by mature olive trees, cypresses, pear trees, ornamental grasses and wild planting.

The private swimming pool, equipped with a saltwater treatment system, lies between the house and the dehesa. Around it are relaxation areas, a barbecue, pétanque court, beach-volleyball court and table-tennis table. The scale of the estate allows sociable spaces to coexist with quieter, more secluded corners.

The renovation also included a complete upgrade of the property's essential infrastructure. The house is equipped with an air-source heat pump providing underfloor heating and cooling, photovoltaic panels and a renewed electrical installation. It also benefits from a licensed well and a newly installed septic tank, enhancing the property's comfort, efficiency and independence.

The setting combines the tranquillity of western Toledo's dehesa landscapes with views towards the Sierra de Gredos and easy access to Talavera de la Reina, which provides a full range of services. Oropesa is also within easy reach, with its castle and historic centre forming one of the region's principal heritage landmarks.



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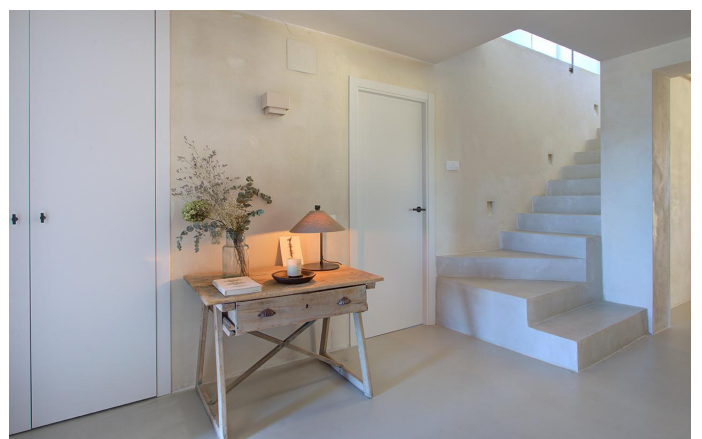


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