



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Magnificent country residence in the Tiétar Valley. Ávila

**Ref. S69**

Nestled among pines and holm oak trees lies this impressive home, an ideal setting for experiencing the joys of country living.

**8 habitaciones**  
**8 baños**  
**800 m<sup>2</sup> de superficie**  
**21 Ha de terreno**

Secluded in a fairytale wood of pines and holm oaks, by the banks of the Tiétar River, we find this magnificent country home. Everything you could desire in a self-contained country retreat is right here, within remarkably easy reach of Madrid.

Privacy and tranquillity abound in one of the Tiétar Valley's most picturesque country homes.

The property is set in enclosed (mainly stone-walled) grounds extending to 21 hectares of gently undulating terrain, crisscrossed by traffic-bearing internal roads.

The main house stands on a lofty incline in the centre of the estate and offers some 400 sqm of accommodation, all designed as the ultimate rural hideaway. All of the main reception rooms are on a single floor, making for a highly liveable space.

They include a graciously proportioned sitting room with an impressive ceiling height and a fabulous fireplace nook, perfect for cosy chats on a winter's evening, and an expansive dining area. A wooden porch offers incredible views over the garden and surrounding woodland, creating the impression of being completely enveloped by nature.

A fully-equipped kitchen makes for effortless entertaining.

The property offers five en-suite bedrooms, as well as an additional guest bathroom.

Original features have been preserved throughout, with terracotta floors and exposed wooden beams creating a warm and rustic ambience.

Other highlights include a wine cellar, a spacious living room ideal for games or a cosy home cinema with your family, and an additional guestroom with private bathroom.

The charming garden has been laid out with long summer days in mind: wandering down a delightful forested track, we come to an enticing swimming pool complete with veranda and changing room.

A padel tennis court offers a fun way to keep in shape.

Dotted around the grounds are a number of outbuildings, currently used to store garden furniture and outdoor equipment.

There is also a self-contained caretaker's house with two bedrooms and one bathroom.

The property is presented in walk-in condition and is equipped with diesel central heating, mains water and electricity and a septic tank. Additional irrigation water can be extracted from the river under concession.

This enchanting area is just a short distance from La Adrada, surrounded by open countryside and offering an unbeatable combination of easy access and total privacy. There are many lovely walking routes in the surrounding area and plenty of local beauty spots to discover.



#### Contacto

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