



THE SINGULAR SPACE  
EXTRAORDINARY PROPERTIES



**Fairytale estate nestled on the edge  
of Guadarrama National Park.**

**Madrid**

**Ref. S7**

Luxury country living a stone's throw from the capital.

**Precio €2.600.000**

**8 habitaciones**

**5 baños**

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

**12.8 Ha de terreno**

Sheltered behind traditional granite walls, the estate boasts not one but two houses, plus outbuildings and comprises a total land area of 12.8Ha.

This fairytale estate located in the Sierra de Madrid is a rare find: a secluded oasis located on the edge of the Sierra del Guadarrama national park, yet just 30 km from Madrid and those tantalising city lights.

The main house extends to 360 m<sup>2</sup> of accommodation all of which is set over one level, including a private chapel. It is well situated within the estate, with two access roads from the north and south and sweeping views from its ample terracing.

Arranged around an internal courtyard adorned with topiary, the rooms are thoughtfully grouped by aspect to make the most of the natural light. The building is set within a delightful split-level walled garden with a secluded swimming pool.

Close by is a 60 m<sup>2</sup> pavilion with changing rooms, kitchen for outdoor entertaining and a sunny veranda – cocktails at sundown? Staff accommodation (120 m<sup>2</sup>), a handy storage room and garage (100 m<sup>2</sup>) can also be found here.

The second house comprises 300 m<sup>2</sup> and is ideal for independent-minded guests and boasts its own separate garden.

If you can bring yourself to leave this fairytale estate, there are a wide range of attractions just a short drive away, including El Escorial, the La Granja royal palace, the storied city of Segovia and the spectacular Guadarrama National Park.

Despite its picturesque setting the property benefits from easy access to the motorway and a suburban train station just five minutes away.



**Contacto**

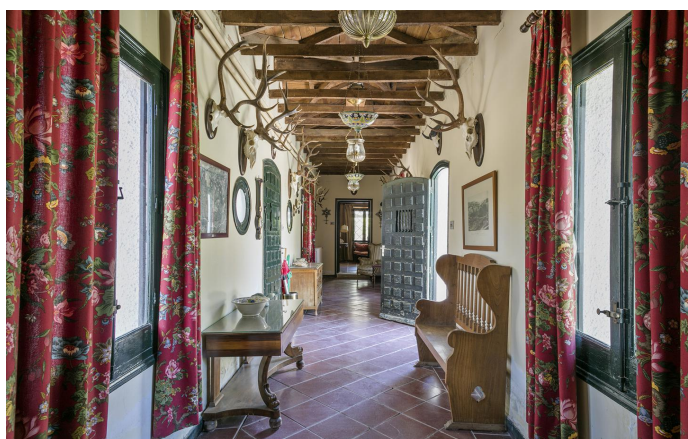
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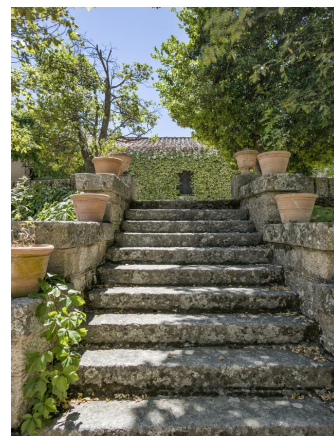
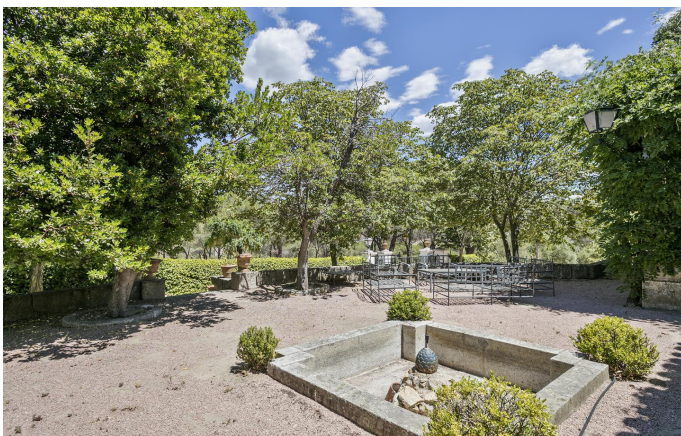
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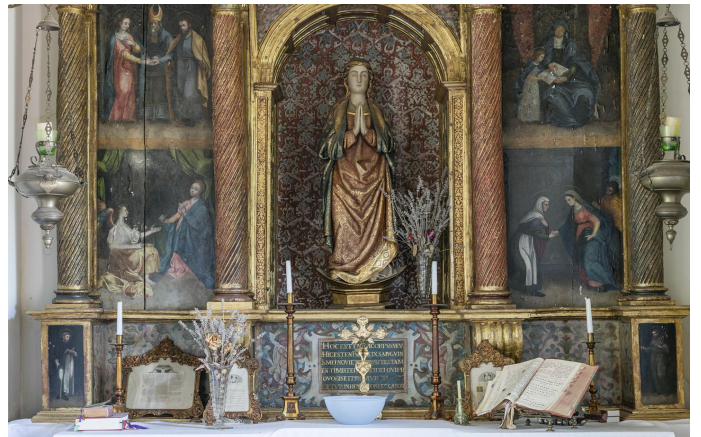
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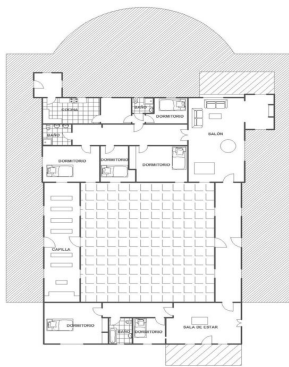






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