



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### A very special country home in the picturesque Tiétar Valley. Ávila Ref. S70

This covetable property is presented in move-in condition, with swimming pool, a hectare of grounds, a commodious home and an independent apartment all ready for you to enjoy from your very first day.

**5 habitaciones**

**3 baños**

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

**1.3 Ha de terreno**

Set in a generous 13,382 sqm of grounds, this country home has been designed for elegant rural living in a stunning natural environment.

### Captivating country home with pool in a unique setting in the heart of the Tiétar Valley.

The main house extends to approximately 230 sqm, arranged over two floors.

Passing through the front door, we find an entrance hall, spacious living-dining room with fireplace and a large, fully-equipped kitchen. Also on the ground floor are three bedrooms (one fully en-suite) and a family bathroom.

The upper floor comprises an extensive living room that would make an ideal home cinema or children's playroom, two generous bedrooms, a full bathroom and a charming terrace.

Outside, a veranda wraps around an idyllic outdoor room, the perfect spot to enjoy the company of family and friends.

All of the main rooms boast uninterrupted views of the lovely surrounding countryside.

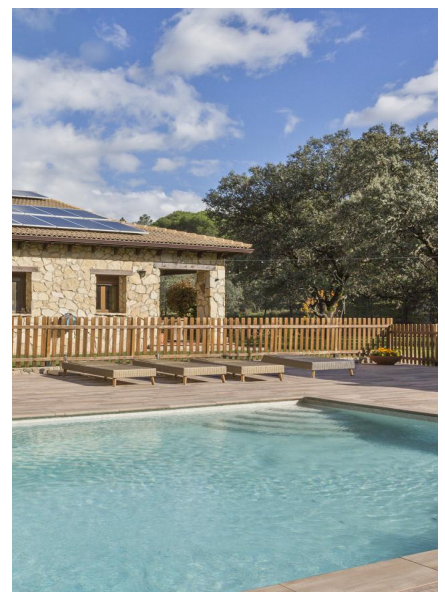
The house is set in charming, well-maintained gardens, featuring a swimming pool and covered porch that conjure up instant images of garden parties enlivened by the splash of water.

The remainder of the grounds, enclosed by a stone wall and a grove of native trees, offer a delightful prospect, particularly when the seasonal brook is in flow. This would be an ideal grazing area for horses, or simply a place to enjoy the sights and sounds of nature.

An additional self-contained apartment offers a large bedroom and full bathroom, perfect for guests. And thanks to a number of ancillary buildings, there's no shortage of handy storage space.

The property is all ready to meet its new owner, with diesel central heating, air conditioning in a number of areas, Wi-Fi, electricity (provided by solar thermal panels with battery storage and a backup generator), mains water plus a private well and a septic tank.

This extraordinary property is not far 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. Less than 100 km from Madrid, the stunning Tiétar Valley lies in the lee of the Sierra de Gredos and basks in a glorious microclimate.



#### Contacto

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