



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Idyllic country home close to Pedraza. Segovia Ref. S91

Enchanting country retreat in one of Segovia's most admired spots.

**4 habitaciones**  
**4 baños**  
**360 m<sup>2</sup> de superficie**  
**1.1 Ha de terreno**

The main house is split over two floors and features a charming living-dining room with a fireplace and generous windows that enhance its warm and welcoming feel. It's the perfect space for long winter nights by the fire, watching the falling snow dust the countryside in white.

Set in exquisite wooded grounds, this picture-perfect rural home conjures up visions of long, leisurely days and cosy candlelit evenings.

Also on the ground floor is a well-designed kitchen with direct access to the veranda and a guest WC.

Upstairs, there are three bedrooms with superb views, one of which has its own dressing room, and two full bathrooms.

Well worth mentioning is a spacious, open-plan area adaptable to various uses, perhaps extending the living accommodation or adding a studio or games room.

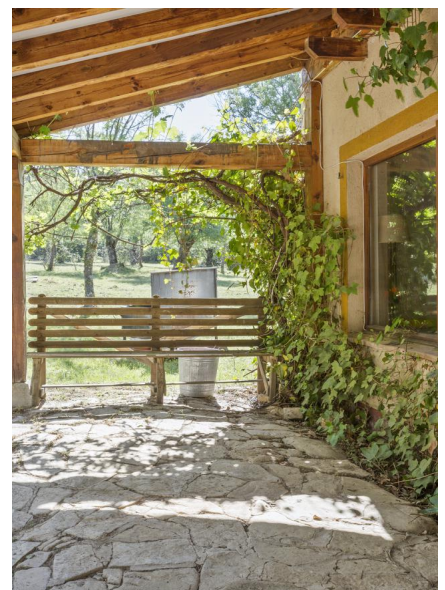
The property also includes a self-contained apartment with a bedroom featuring a cosy fireplace and an additional bathroom.

It is fitted with diesel-fired underfloor heating and solar thermal panels.

The stunning grounds must be seen to be fully appreciated: the house is nestled within an estate extending to over a hectare, well wooded and affording superb views over the mountains. Completing this idyllic scene is a swimming pool and several charming verandas – an unforgettable setting for summer dining.

The location is another aspect that sets this property apart. Combining all the convenience of a village location with sweeping views over the open countryside, this is one of the most picturesque spots in the whole of Segovia province. What's more you'll be just 15 minutes from Pedraza and a little over 100 km from Madrid.

Ready to make some incredible memories? Arrange a viewing today.



#### Contacto

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