



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Luxury country home set in idyllic estate. Ávila

Ref. S18

This luxury country home offers sweeping views out over the spectacular Tiétar Valley and presents the perfect opportunity for conversion into a boutique hotel.

**Precio €675.000**

**4 habitaciones**

**4 baños**

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

**3.8 Ha de terreno**

Truly an exceptional property inside and out, this luxury country home is set in an idyllic, gently undulating 38,000 m<sup>2</sup> estate with two natural springs, a pond and a profusion of stately holm oak trees.

Luxury country living with breath-taking views and extensive grounds just 100 km from Madrid. An unbeatable boutique hotel or the perfect summer residence – the choice is yours.

Inside, it reveals itself to be a beautifully presented home arranged over two floors, with a central tower focusing the eye. Light, bright and outward-looking, it's just right for long summer days, followed by cosy evenings in the living-dining room with its double fireplace, the real hub of the house.

A stylish open-air terrace forms an 'outdoor room' that lends itself to lounging as much as entertaining, while a well-appointed kitchen with pantry completes the ground floor.

The property features four generous bedrooms with built-in storage, one featuring its own private balcony, three bathrooms and a separate WC.

Providing charming ancillary accommodation, there is a self-contained 60 m<sup>2</sup> building that would make an ideal guest house. Other outbuildings include a garage, storage shed, utility annex and woodshed.

The estate is conveniently situated just 1 km from the nearest village in the spectacular Tiétar Valley, at the foot of the Sierra de Gredos. It is also just over 100 km from Madrid and could be profitably converted into a boutique hotel. The current owner has secured planning permission for an additional 220 m<sup>2</sup> extension, which would see the number of bedrooms increased to ten, the construction of a 70 m<sup>2</sup> swimming pool with changing area and bar and the addition of covered parking for guests – a rarity in this protected natural area. Then again, we wouldn't blame you for wanting to keep it all to yourself...



#### Contacto

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