



THE SINGULAR SPACE
EXTRAORDINARY PROPERTIES



**Spectacular working country estate
with significant investment
potential, just 70 Km from Madrid.
Madrid
Ref. S49**

Extensive country estate managed for mixed leisure, forestry and livestock with recently upgraded six-bedroom farmhouse – ideal for horse lovers.

**6 habitaciones
6 baños
2.428 m² de superficie
470 Ha de terreno**

It is extraordinary to come across such an extensive estate so close to Madrid. This one has the added attraction of a lovely peaceful setting, ample wildlife, and proximity to several charming villages.

This spectacular working country estate, a recognised biodiversity reserve, is the only one of its kind just 70 km from Madrid, resting in a lovely peaceful setting in the Sierra de Guadarrama.

Currently run as a mixed leisure, forestry and livestock estate, the land spans 470 ha and has protected status due to its outstanding biodiversity, particularly birds and small mammals.

Numerous footpaths criss-cross the estate, making it efficient and easy to navigate on foot. The current owners lease an additional, neighbouring plot of 595 ha, stocked with roe deer and wild pigs and managed as a big game hunting resort. The undulating landscape encompasses numerous water bodies, including four streams that run year-round. Much of the land is planted with old-growth Scots pine, valsain pine, oak and ash trees, and sustainable forestry is carried out in accordance with an approved mountain management scheme. There are also large areas of pastureland, perfect for horses or cattle.

The main farmhouse, with a built area of circa 375 m², has been recently upgraded and offers six en-suite bedrooms. All of the rooms are generously sized and benefit from ample natural light, although most require a certain degree of modernisation. Ancillary buildings include a large second house (666 m²), warehouse (409 m²), stabling (686 m²) and garaging (104 m²). Intriguingly, the estate also has its own bullfighting arena with a small building of 109 m² and even a hermitage (79 m²).

This spectacular working country estate is utterly unique in the Community of Madrid: an idyllic setting for an equestrian or livestock business.

The main house the property features a stunning outdoor swimming pool with spectacular views.



Contacto

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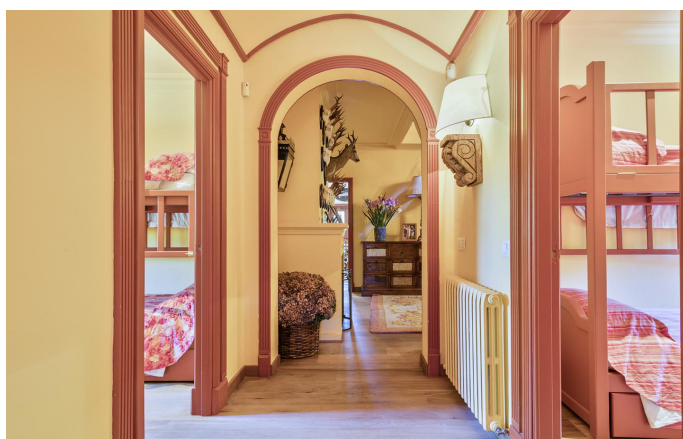
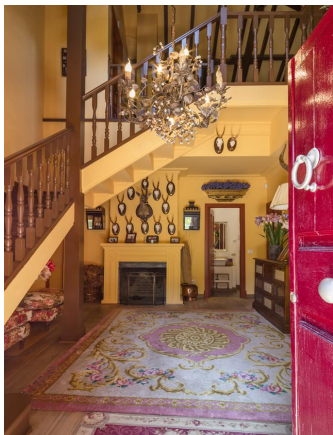


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