



THE SINGULAR SPACE
EXTRAORDINARY PROPERTIES



**Minimal rural house 90 minutes
drive from Madrid. Segovia**
Ref. RSA199

The house, with a built area of approximately 500m², has been renovated with special charm and using high quality materials.

Precio €800.000
5 habitaciones
5 baños
500 m² de superficie
4.000 m² de terreno

It is worth highlighting the use of geothermics to warm the house (radiant floors on the ground floor and heater radiators on the upper floor). This clean energy implies considerable savings and a good environmental qualification. Moreover, it is adapted so it can be controlled through Wi-Fi.

The house preserves its thick stone walls, wooden beams, simple gables, period typical from the Segovian rural houses, but with a perfect combination using chosen modern elements and with the maximum comfort and current conveniences. Among them, the polished concrete flooring on the ground floor.

In addition, the house has satellite Internet system, weather station (Davis ins.) and antenna for Channel+.

The house is distributed on two floors: the ground floor with polished concrete floors and open spaces, very bright and open to the outside garden, large entrance hall, a pleasant living room area with access to the covered outdoor porch, the kitchen and the dining area are joined together to create a nice open multi-purpose space in the house. One of the particularities of this space is the height of the ceiling (because the top floor was removed above this space), the kitchen has a large central island and it is fully equipped with modern appliances, but at the same time, it retains a large open wood fireplace that has been converted into an extraordinary steel chimney; the sink unit preserved in old stone and an old wood oven whose use has also been completely adapted to the current needs. On this floor there are also two bedrooms, two complete bathrooms and a special area used as a cellar retaining the old press for the grape treading.

The first floor, with whitened wood that brings warmth and light, is distributed in three large rooms: a large bedroom with dressing room and bathroom; office with another bathroom, guest room and its bathroom and a large multifunctional living room (exhibition, workshop, music room, cinema, games, etc.).

The outside deserves special mention. A large garden with an area of more than 4000m² that is completely planted surrounds the property and is perfectly and discretely illuminated with LEDs, making it a special place at night. In this garden, old wells have recently been recovered and some old ruins currently dedicated to storage (two barns renovated with adobe and covered over polished concrete floors) have been restored. These ruins can also be perfectly used as an independent apartment.

At the front, there are American oak trees, pendulum cherry trees (a Japanese species), maples, ashes, sequoias, beeches, spruces, apple trees, cherry trees, quince trees, orchard, etc., and at the back, there is a patio surrounded by rose bushes, hydrangeas, camellias, syringa trees, magnolia trees and an amazing fig tree which creates a mixture of delicious aromas and makes it the favourite place in summer.

Another main advantage of this large property is the location within the urban area and the amazing plot it stands on.

It is located 90 minutes drive from Madrid (125km), 35km from Segovia and just 15km from Pedraza and Sotosalbos, and 9km from Turegano.



Contacto

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