



THE SINGULAR SPACE  
EXTRAORDINARY PROPERTIES



**Contemporary country home within  
easy reach of Madrid. Guadalajara  
Ref. S103**

Twenty-first century comforts in an idyllic rural setting.

**Precio €625.000**

**5 habitaciones**

**6 baños**

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

**6.850 m<sup>2</sup> de terreno**

The property - with a total built area of 450 sqm, set on an 6,850 sqm plot - benefits from an excellent location just a short stroll from the historic old town, yet offers unmarred privacy and outstanding views over the surrounding landscape.

Incorporating the remnants of an old stone wall left standing from an earlier structure and encircled by lovely gardens, this modern home succeeds in blending crisp, clean lines with a nostalgic country charm.

Internal accommodation is arranged over three floors. On the ground floor, we find a high-ceilinged entrance hall and a spacious (40 sqm), double-height living room with fireplace and dining alcove, where glass flooring cleverly exposes the vestiges of the original stone wall. This area has French doors opening directly onto the porch, making it ideal for summer entertaining. Also on this level is a fully equipped and very stylish kitchen, three bedrooms, two full bathrooms, one guest bathroom and a versatile, self-contained space with its own bathroom that could serve as an additional bedroom, office or games room.

Upstairs, there's an en-suite bedroom, a sprawling reception room with floor-to-ceiling windows affording splendid views and a handy storage area.

At basement level we discover an open, light-filled space primed for installing an indoor swimming pool and another full bathroom.

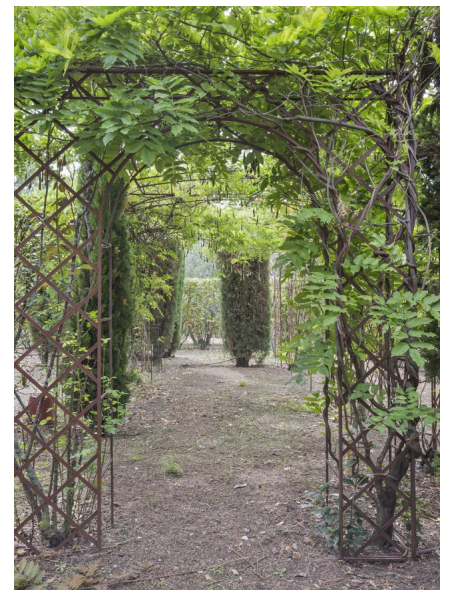
The roof is traffic bearing, with a flat, paved area that would make a fine terrace.

Throughout the property, we are struck by the radiant natural light and the deft blend of materials that gives it that modern-rustic feel.

The whole house is fitted with underfloor heating, supplemented by strategically placed radiators, and the first floor is air conditioned. Fibre-optic broadband has been installed by the present owners.

The house is set in a generous elevated garden with tremendous potential, encompassing woodland, a maze and a number of hedgerowed walkways.

The location is hard to beat: there's a range of local services on the doorstep (shops, schools, doctors' surgery, etc.) and it's just 70 km to Madrid, while the historic towns of Patones and Torrelaguna are close at hand.



**Contacto**

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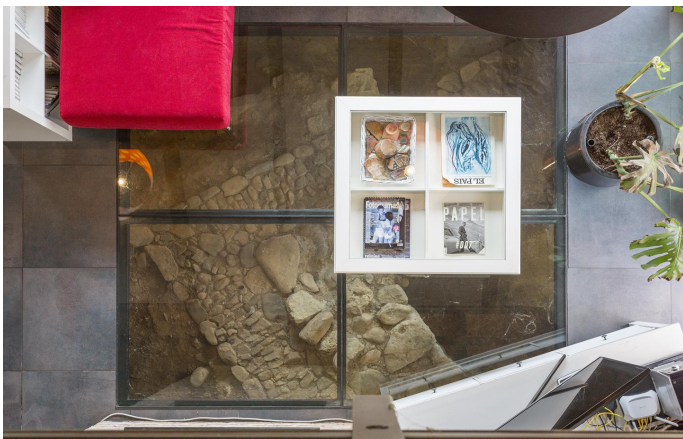
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