



THE SINGULAR SPACE  
EXTRAORDINARY PROPERTIES



**Special countryside family home in the picturesque Tiétar Valley. Ávila Ref. S11**

A marvellous family home with stunning views, a beautifully presented interior and stabling for up to six horses.

**Precio €775.000**  
**4 habitaciones**  
**5 baños**  
**630 m<sup>2</sup> construidos**  
**4 Ha de terreno**

The four-hectare plot is an arboreal oasis with over five hundred native trees (holm oak, ash, etc.), enjoying a remarkable location in the stunning Tiétar Valley at the foot of the Sierra de Gredos. This great mountain range once described by Miguel de Unamuno as 'the stone heart of Spain', rises to spectacular effect on the horizon. Offering splendid isolation with none of the inconvenience, it is deceptively close to the bustling local town and just 90 km from Madrid.

A special countryside family home nestled in the picturesque Tiétar Valley, with stunning views, a beautifully presented interior and five-star accommodation for up to six lucky horses.

The house has been finished with exceptional care and holds a number of delightful surprises, such as Iroko wood doors and window frames, hand-painted tiles and traditional stone cladding to the façade. Internally, the accommodation extends to 320 m<sup>2</sup>, comprising an inviting living room with working fireplace and dining area to the rear, extensive games room, also with its own fireplace, three en-suite bedrooms with fitted wardrobes, kitchen with pantry and two generous porches from which to drink in the scene at your leisure, come sunshine or rain.

This special countryside family home presented for sale in walk-in condition, includes diesel-powered central heating, mains electricity, water provided via three 100m deep bore holes and the sewage system is run on a 20,000-litre biological septic tank.

Those of an equestrian persuasion need look no further: a second construction – spanning 310 m<sup>2</sup> and displaying equal attention to detail – is given over to stabling, with six immaculate loose boxes (3x4 m) in two rows with a large central passageway and plenty of space for tack, hay and feed in the double height tack room and mezzanine area, as well as an open-plan kitchen and WC with shower.

The property also features a walled kitchen garden, a picturesque well, chicken coop with a duck pond, a wooden enclosure with water feature (30x30 m), and a training paddock (20x50m).

The property is surrounded by a stone wall and metal fence and includes a granite cobbled entrance area and a metal front gate with video entry phone.

The property is located in an idyllic countryside setting in a private location with far-reaching views; but with all modern amenities and services you could ever need.



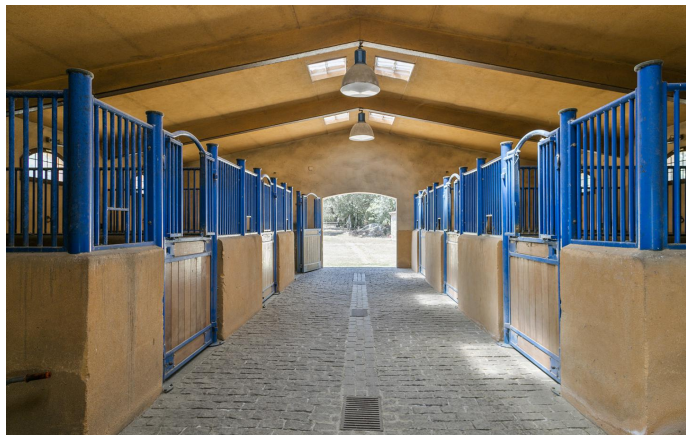
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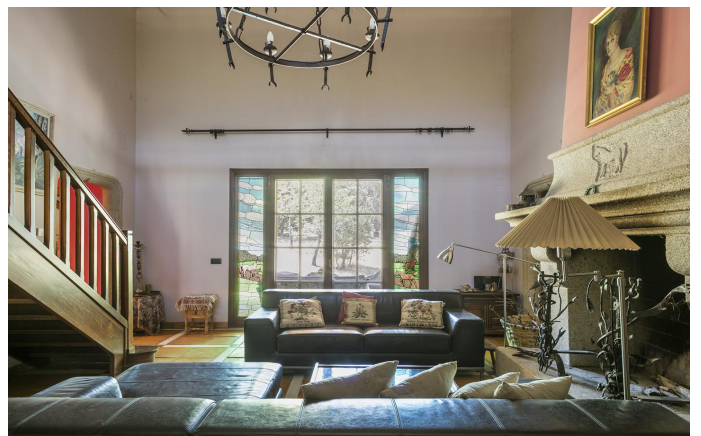
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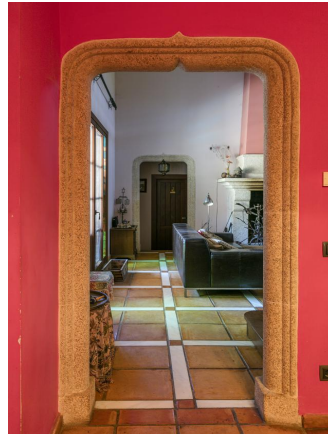
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