



THE SINGULAR SPACE
EXTRAORDINARY PROPERTIES



**Charm and elegance in the
Maestrazgo region of Teruel. Teruel**
Ref. S128

Fully-refurbished property boasting magnificent views out over the Aragonese mountains.

Precio €375.000
6 habitaciones
4 baños
541 m² de superficie
255 m² de terreno

Given the sloping terrain in this part of the village, the entire ground-basement floor benefits from natural light flooding in through its many windows. This floor currently offers a generous garage space, ideal for use as a woodshed, a workshop or small storage space. There is also a utility room, wine cellar, billiard room, as well as two bedrooms and a WC on this floor. Two separate entrances lead out onto a delightful garden patio boasting magnificent views out over the Aragonese mountains. The wine cellar conserves the traditional Aragonese-style cobbled stone flooring and a rustic-style stable door that opens out onto the lateral road bordering the property. Here we find a staircase leading up

Once separate properties, these two adjacent buildings currently form one single residence, although each can be easily distinguished by their tiled rooftops – two newly laid and one carefully restored – and their stone-crafted façades. The expansive property spans 541 m² and is arranged over four floors and a terrace overlooking the spectacular mountains of the Maestrazgo region.

The ground floor can be accessed from the road to the front of the property via four stone steps that lead up to its main entrance. Upon entering, we are immediately met with a generous reception hall and a staircase rising up to the first floor. A double door branches off to a generously proportioned 40 m² living room. On one side it boasts an inviting sitting room with lush oak flooring, two balconies and a remarkable fireplace, and on the other, a pointed Neo-Mudéjar-style archway leading to a light and airy dining area complete with a forged-iron stove and double balcony with views out over the holm-oak studded mountains. The dining room leads onto the kitchen and the pantry and a full bathroom featuring a restored antique cast-iron bathtub branches off from the kitchen.

The first floor is where we find the bedrooms and the library. A 45 m² space that is ideal for an office, library or games room, and leads onto the four bedrooms and two bathrooms complete with shower. One of the bedrooms comprises 25 m², boasts a gable roof with exposed wooden beams, a dressing room, ensuite bathroom and a cast iron stove, as well as a generous double balcony that allows the calm and serenity of the natural green landscape to permeate every corner of the room. The second of the four bedrooms – also featuring exposed beams and oak flooring – is flooded with natural light thanks to another two balconies which offer picture perfect views of the San Roque chapel and Aragonese mountains.

A staircase takes us up to the 90 m² attic, which is currently unused and conserves its traditional continuous concrete floor and exposed beams.

Offering complete privacy, this charming home comes fully-equipped with electrical appliances; a butane gas boiler for the hot water and electric heating via energy-efficient radiators, as well as three cast iron stoves. Traditional electrical fittings are used throughout, with exposed cables and ceramic light switches. There are four TV outlets and a good internet connection.

All window frames are newly-fitted and feature climalit double-glazed glass with air cavity. Depending on the room, the flooring is stone, ceramic or traditional terracotta tiling, carpet or oak.

Restoration works that took the village's power lines underground and restored its traditional stone façades earned it the Europa Nostra award. A wide range of amenities are also within easy reach.



Contacto

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