



THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



Grand country retreat in an unrivalled natural landscape.

Burgos

Ref. S139

Fully refurbished town centre property with extensive private gardens.

7 habitaciones

7 baños

684 m² de superficie

785 m² de terreno

Nestled between the Ebro and Rudrón gorges, flanked by imposing rocky cliffs, overlooked by the peaks of Aidal and Espeluca and encircled by lush forests of gall and holm oaks, the location is nothing short of magnificent. Just an hour from the city of Burgos, other sites of cultural interest such as the Atapuerca archaeological site, and Cantabria's splendid sandy beaches.

This country home is impossible to date, but one of its lintels reads 1824. It underwent a series of construction works before being fully refurbished - with the utmost respect for the traditional local architecture of the mountains - in 2005, preserving original features including the solarium and the brick oven traditional to the local

area.

Located on a plot of almost 800 sqm, the property has a built area of 684 sqm arranged over 3 floors, distributed as follows:

The ground floor, featuring two street-level entrances. One entrance affords access to the delightful tavern area, and the other takes us into the main entrance hall of the house. This gives access to the garden, the living room-diner, a studio, the pantry and the laundry area, two WCs and a huge, double-height 70 sqm living room. From there, we pass through to the kitchen with its traditional wood-burning stove, the wine cellar and additional access to the garden.

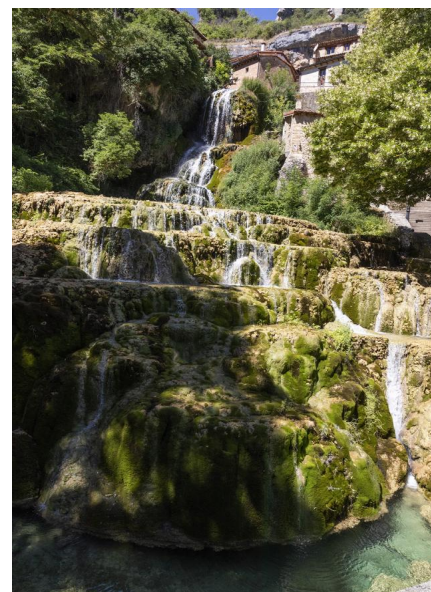
As we reach the first floor we are greeted with a double-height landing and a hallway leading to four of the bedrooms, each with their own private bathroom. One of the bedrooms features a private terrace with garden views, and another offers private access to the main living room on the ground floor and to the wine cellar. This floor also features a meal-prep area and cleaning room.

The second floor is home to the remaining three bedrooms, two of which share a bathroom and one boasts its own private bathroom. There is also a fourth space which would be perfect for an office or study area.

As we head outside, we are treated to a beautiful private garden offering spectacular views, with two access points from the building and a double-door street entrance to allow for vehicle access. The property has its own well and automatic sprinklers for irrigation.

It also features another two independent structures: a boiler room and workshop, and another building which could be refurbished either as storage space or as independent guest accommodation.

The house boasts cosy underfloor heating on the first floor and in one of the first floor bedrooms, and all other rooms are equipped with radiators. It has a diesel oil-fired boiler with two 1,000 litre tanks.



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