



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Traditional stone-built house with a luxury upgrade. Ávila Ref. S164

Affording spectacular views over the Sierra de Gredos, designer furnishings included.

**Precio €850.000**

**4 habitaciones**

**3 baños**

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

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

This stylish property lies secluded in a pretty village in the Corneja Valley, an area with a rich historical and artistic heritage and blessed with an uncommonly beautiful landscape. Its treasures include the source of the Adaja River, visible from the highest point of Villatoro, and Puerto de Peñanegra, known for its majestic views over the valley and the Sierra de Gredos Regional Reserve. From here, it's just a short drive to Piedrahíta, with its regal Plaza de Toros and Palacio de los Duques de Alba, 67 km to Ávila province, 84 km to Salamanca and 178 km to Madrid.

This traditional stone house has been painstakingly refurbished with a focus on modern design. The addition of large picture windows makes the most of the light and stunning natural setting.

The main residence, measuring 430 sqm, has been remodelled using only the finest materials and finishes. Its high-spec features include American oak floors, designer Italian radiators, top-of-the-range and practically brand-new appliances, central locking system, automated security blinds and smart alarm system, chronotherapy showers and a sauna.

The project was born of a commitment to outstanding architectural and interior design, creating a sense of connection between the upscale interior and the bucolic tranquillity of the countryside through a masterful approach to materials and colour. Thanks to this meticulous eye for detail, this home is presented in move-in condition, ready to enjoy from day one.

All bedrooms are outward facing, while living areas are bathed in light thanks to oversized windows that heighten the sense of immersion in nature.

The accommodation is arranged over two floors. At ground level is a bright and spacious living and dining area with designer Belgian fireplace, modern open plan kitchen with island and a full suite of appliances. This open, airy space leads directly to the patio on the west side of the house, accessed through a large glass door. Also on this level are two generous bedrooms, two full shower rooms, a hallway and a laundry room.

Upstairs we find another good-sized living and study area with lovely views of the mountains, the impressive master suite with dressing room and full bathroom with over-bath shower and one further bedroom.

Step outside and the veranda is a vision of rustic charm with its exposed wooden beams. An adjoining open, barn-like space reveals a second kitchen and roomy dining area, ideal for long summer evenings with friends. A second veranda houses a utility room and a diesel-fired boiler, programmable remotely via SIM card.

The property stands in 570 sqm of grounds, securely enclosed by stone walls, including a well-planned garden comprising a choice of nooks and corners with their own special charms. Here you can relax with a good book, rocking gently on a swing chair, or sip a glass of cool crisp wine while soaking up the gorgeous 360° views.



#### Contacto

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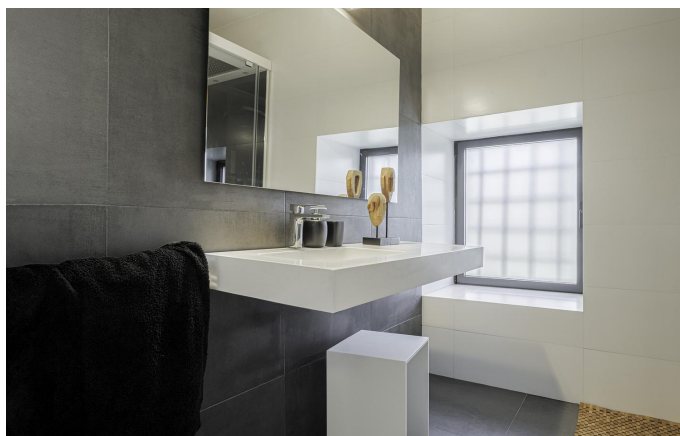
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