



THE SINGULAR SPACE  
EXTRAORDINARY PROPERTIES



**Stunning architectural gem on the edge of Bilbao. Vizcaya**  
**Ref. S194**

Stylish country house, gracefully ensconced in a spectacular natural landscape.

**Precio €1.950.000**  
**7 habitaciones**  
**7 baños**  
**1.600 m<sup>2</sup> de superficie**  
**1.7 Ha de terreno**

This magnificent property makes an instant impression thanks to its traditional Basque architecture and extensive gardens.

Its perfect blend of nature, history, vernacular design and a unique setting makes this Basque bolthole a rare treasure.

The main house watches benevolently over a 17,170-sqm garden, strewn with winding footpaths, ancestral trees and plenty of secluded corners to hunker down with a book. With an L-shaped layout, gable roof and the wide covered porches typical of the Basque region, this impressive property stands out for the quality of its materials, primarily stone and wood.

Inside, a fusion of styles makes for a home that is truly one of a kind. We can see the influence of its English architect, along with a deep respect for Basque architectural traditions. The attention to detail is exceptional: ironwork, staircases, doorhandles, oak and chestnut wood panelling... a treasure trove of elegant touches adds to the prevailing sense of classic good taste and *savoir vivre*.

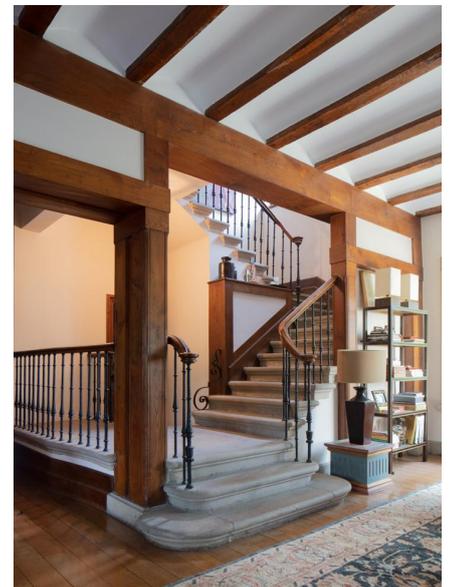
Extending to approximately 1,200 sqm arranged over two main floors, an attic and basement, the house offers a sweep of spacious reception areas, including several sitting rooms, a dining room, office and generous kitchen with utility room and serving area. Upstairs, an airy hallway leads us to a living room with superb views of the countryside, four double bedrooms, and the master suite with private bathroom, terrace and cosy sitting room. The voluminous attic, which has its own bathroom, does splendid service as a games room.

Finally, the basement offers garaging for seven vehicles, ample storage space, a wine cellar, utility room, boiler room and additional bathroom.

Overlooking the garden we find a second, smaller house of around 400 sqm over three floors, formerly used to accommodate household staff. Now ripe for modernisation, its location, authentic Basque charm and lovely garden views make it well worth the effort.

We would struggle to find a more idyllic scene for a long weekend with family and friends – between the sublime mountain views, rolling gardens, private pool stretching out by the traditional Basque *txoko* (covered dining area), pelota court, vegetable garden and a diverse mix of fruit trees, old-growth sequoias and box.

Strategically located just 15 minutes from central Bilbao and 25 minutes from the coast (with excellent road and railway links) this



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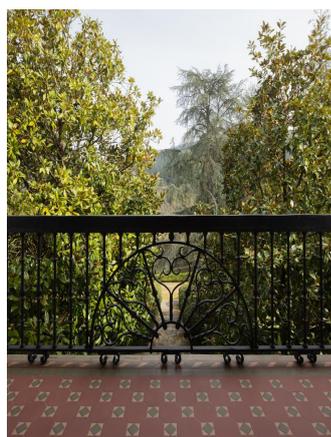
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