



THE SINGULAR SPACE
EXTRAORDINARY PROPERTIES



**Unique luxury country house,
lavishly refurbished with stunning
landscaped gardens. La Rioja
Ref. S32**

One-of-a-kind designer home, stylishly refurbished to a very high standard, set in enchanting gardens with wonderful views over the valley and Sierra de la Demanda - Country house - La Rioja.

Precio €1.390.000

3 habitaciones

3 baños

500 m² construidos

13 Ha de terreno

Set in an enchanting landscaped estate affording splendid panoramic views, this unique luxury country house has been lavishly upgraded to create one of the most exceptional properties in La Rioja, ideal for commercial use or as a spectacular family residence.

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La Rioja's most exceptional properties.

The main house has been designed on a single level and is impeccably presented throughout, featuring oak ceilings, bespoke wardrobes, Scandinavian wooden flooring and smart systems for the blinds and heating and a comprehensive security system.

Offering 220 m² of accommodation, it comprises a generous living room with coffered ceiling and traditional fireplace, recently remodelled kitchen with top-of-the-range appliances and three en-suite bedrooms, one of which has its own fireplace. A wrap-around veranda provides plenty of space for outdoor dining, relaxing and entertaining.

The wider estate extends to around 13 ha and contains a number of ancillary buildings. Directly opposite the main house is a small structure holding the boiler and water purification/softening system as well as useful storage, currently used as a wine cellar and pantry. There are also two stone barns, recalling this neighbourhood's rural past, one now serving as a garage.

The gardens are simply enchanting, beautifully designed and laid out over 6,000 m² with countless mature native trees and panoramic views over the Oja valley and Sierra de la Demanda. Other charming features include a pond, extensive box hedging, a covered outdoor dining area with a large pergola with a solid wood ceiling housing a barbecue and outdoor grill.

This part of La Rioja enjoys excellent transport links, and the estate is just a few minutes' drive from the AP-68 and A-12 motorways. Burgos, Vitoria and Bilbao can all be reached in just one hour, with San Sebastian about 90 minutes away. La Rioja itself has some spectacular scenery and is a popular destination for outdoor sports enthusiasts, not to mention lovers of fine food and wine.

In this unique luxury country house, you're sure to find the perfect base for an unbeatable new lifestyle. Alternatively, the current owners have secured the necessary permits for a stunning holiday let with excellent income potential, particularly



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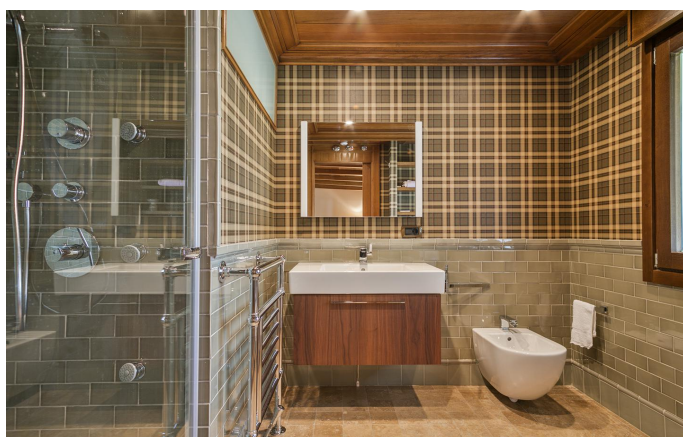
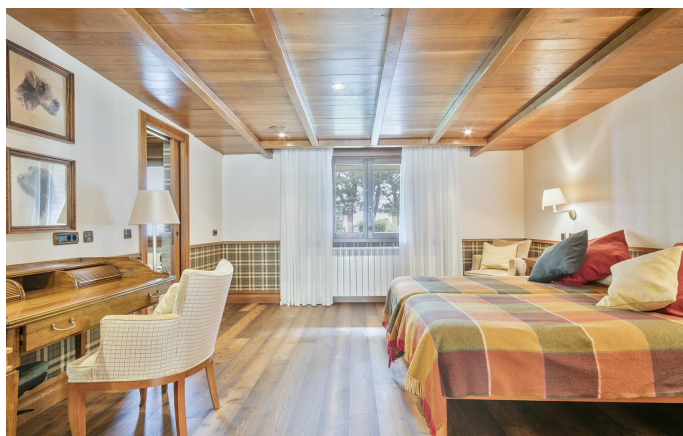
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