

SPANISHSTATE

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ground floor for sale San Lorenzo Del Escorial, Cuenca Del Guadarrama

- Beautiful totally exterior house on the ground floor of 190 m2, with private garden/patio of 165 m2, careful to detail and with a very special charm.

Its characteristics make this house a treasure located in the best communicated and most sought-after downtown area of San Lorenzo de El Escorial, which differentiates it from the rest of the houses in the municipality and makes it an incomparable opportunity, as it is unique in the city. zone.

- Public transport at the door, communicated with Madrid Capital in 40 minutes.

- Unbeatable qualities and very careful aesthetics:

Tracked trailing floors in natural Elondo wood, of great hardness and thickness, which give great warmth and good taste to the home due to its natural tones. It has been recently varnished.

Kömmerling PVC exterior carpentry with double glazing and thermal break, in carriage green on the outside and beige on the inside. It has been changed recently.

Solid wood interior carpentry, shutters and friars in all the rooms of the house, interior doors and all the internally dressed cabinets.

Heating, domestic hot water and kitchen, by natural gas, Vaillant watertight boiler.

Two complete bathrooms, one with a bathtub, the other with a large mineral-filled shower tray with a large screen. It also has a courtesy toilet, all in travertine marble, both on the floors and on the walls.

It has 4 double bedrooms, the main one with a large dressing room and bathroom en suite.

Large built-in wardrobes in all rooms, bedrooms, hallway, service area and entrance hall. 14 in total. All of them dressed in wood.

Kitchen with 19 m2 office, with direct access to the beautiful patio.

Impressive 47.5 m2 dining room, also with direct access to the patio. It has a fantastic floor-to-ceiling granite-veneered fireplace and wallpapered walls in the noble areas of the house. The house has been recently painted.

- The private garden is east facing, large, 165 m2, with already consolidated trees and views of one of the most beautiful historic houses in San Lorenzo. A very quiet area with large gardens, where you can enjoy the quietness and this wonderful natural environment, the air and the sun of the mountains, both in winter and summer and in the historic center.

- Community expenses € 75 per month.

- The house is located in a protected historical building, completely restored around the year 90. The thick stone walls around its perimeter make the house very comfortable, keeping heat in winter and cool in summer, also because cross ventilation, as all the rooms are exterior and with different orientations.

- Recently large-scale comprehensive rehabilitation works have been carried out, so both the state of conservation of the building and the house are optimal:

Complete replacement of both the drainage network and the building's waterworks, by means of a watertight conduction system for the networks.

Comprehensive rehabilitation of the roof of the building in its entirety, base, ridges, files, skirts, eaves and dormers, total replacement of Arabic tiles, gutters and zinc downspouts, with comprehensive rehabilitation of the building's historic balcony.

property details

Spanishstate id:	4582947
reference::	-
close to/ located:	San Lorenzo Del Escorial
region:	Cuenca Del Guadarrama
property type:	ground floor
rooms:	4
property surface:	190 m2
surface plot:	355 m2
price:	€ 495.000

contact

name:	A GC
spreekt:	English, French, Spanish
telefoon:	not available