

house for sale Berrueco El, Janda (La)



Discover a singular private retreat in the exclusive urbanisation of Los Tomillares, Sierra Norte de Madrid. Set on an exceptionally rare urban plot of approximately 5,100 m², this independent villa offers a perfect blend of absolute privacy, open mountain views, and unparalleled connection to nature, all within easy reach of Madrid.~~The Residence~Boasting approximately 400 m² of beautifully maintained built space distributed across several floors, the home is designed for both grand entertaining and everyday comfort.~~Living Spaces: The heart of the home is a spacious livingdining room featuring a classic fireplace, alongside a fully equipped modern kitchen.~~Bedrooms & Bathrooms: The property offers three generous double bedrooms and three bathrooms. The bathrooms are designed for relaxation, featuring premium additions such as a private sauna and a hydromassage bathtub.~~The Attic: A standout feature is the newly converted attic space (approx. 60 m²). Finished around two years ago, this versatile area is perfect as an independent guest apartment, a private studio, or a home office.~~Distinctive Details: The interior is rich with character, highlighted by a cozy castiron stove and an elegant artisan staircase with intricate wroughtiron details.~~MoveIn Ready: The home has been meticulously maintained, with the exterior and interior freshly painted approximately three years ago, and a new 150litre electric water heater installed just a year ago.~~The Grounds & Amenities~The outdoor space is a true sanctuary, thoughtfully designed to be enjoyed yearround.~~Gardens & Pool: A sprawling mature garden, dotted with olive and fruit trees, leads to a stunning naturalstyle swimming pool complete with a waterfall.~~Entertaining Areas: A beautiful wooden pergola with slate flooring provides the ideal setting for al fresco dining while taking in the peaceful, protected mountain landscape.~~Practical Spaces: The property includes a massive garage of approximately 90 m², dedicated storage rooms, and an exterior tool house.~~Water Supply: The property is fully connected to the Canal de Isabel II mains water. Additionally, there is the exciting potential to drill a private well—as it is believed underground water is present in the area—subject to standard technical checks and permissions.~~Efficiency & Climate Control~A major advantage of this property is its outstanding A/A energy rating, a rarity that ensures sustainability and dramatically low running costs.~~Equipped with solar panels and lowconsumption electric radiators, electricity bills are significantly reduced, especially during the sunnier months when powering household appliances and hot water.~~Thanks to its privileged mountain location, the home maintains a naturally comfortable, cool atmosphere throughout the year, completely eliminating the need for air conditioning.~~Connectivity & Community~Enjoy the tranquility of the mountains without sacrificing modern conveniences.~~Technology: The home is fully equipped with fibre optic internet, a fixed telephone line, an alarm system, and seamless TV connectivity for streaming

platforms (Netflix, Prime Video, Disney, and Filmin) with no satellite installation required.~~Urbanisation Services: Los Tomillares offers complete, highquality infrastructure, including Canal de Isabel II water, a proper sewage system, mains electricity, and access to a community tennis court.~~More than just a house, this is a unique lifestyle opportunity. A highly efficient, incredibly private haven in the Sierra Norte, offering generous land and modern comfort for the most discerning buyers.

property details

Spanishestate **6388830**
id:
reference:: **ARROYO22**
close to/ located: **Berrueco El**
region: **Janda (La)**
property type: **house**
rooms: **3**
property surface: **400 m2**
surface plot: **5093 m2**
price: **€ 749.000**

contact

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