

villa for sale Arenas De San Pedro, Valle Del Tiétar



ABA Expertos Inmobiliarios presents a property that redefines comfort and savings in the Sierra de Gredos. Located in the quiet residential area of Calle Río Miño, in Arenas de San Pedro, this detached villa across 3 floors offers something exceptional in the market: the solidity of a traditional construction combined with a projected Class B Energy Efficiency rating.~~If you are looking for a spacious family home, ready to move in and designed to be warm and economical in winter (thanks to its underfloor heating and insulation), this is your opportunity.~~EXCEPTIONAL LAYOUT: 4 ENSUITE BEDROOMS~With 289 m2 built on a 434 m2 plot, the home stands out for its extraordinary functionality. The unique selling point of this property is that each of the 4 bedrooms has its own private ensuite bathroom, ensuring maximum privacy for every family member or guest.~~TOUR OF THE 3 FLOORS The home is intelligently distributed:~ MAIN FLOOR (Accessibility & Daily Life): The heart of the home allows for singlestorey living without barriers. It features a bright openplan living/dining room bathed in natural light thanks to its East orientation, and a charming reading corner by the windows. A fully equipped kitchen and a guest toilet. Crucially, this floor also includes a large bedroom with ensuite bathroom, perfect for avoiding stairs.~~ UPPER FLOOR (Rest Area): Housing the remaining bedrooms, all exterior with clear views of nature and private bathrooms incorporated. A luxury of space rarely seen in the area.~~ LOWER FLOOR (Garage & Versatile Space): A huge space with capacity for up to 3 vehicles. It also features an annex room (ventilated towards the garage), perfect as a DIY workshop, large storage area, private gym, or a distractionfree home office.~~THERMAL COMFORT & SAVINGS: TARGET RATING B~Forget about the cold mountain winters and high bills. This home features a biomass (pellet) underfloor heating system. This combination of efficient technology and superior insulation places the home in a very high energy efficiency range (Estimated Class B), resulting in a sustainable home that is very economical to maintain even in the coldest months.~~EXTERIOR & SURROUNDINGS~The property is surrounded by a consolidated private garden, a pleasant space offering privacy from neighbours. It currently has established vegetation and offers great potential for you to personalize it as your favourite BBQ and outdoor relaxation area.~~Living in Arenas de San Pedro means quality of life. The property is in a very quiet street but with quick access to supermarkets, the Health Centre, and schools.~~KEY FEATURES:~ High Energy Efficiency (Underfloor Heating + Pellets).~ East Orientation

(Morning Sun).~ 4 Ensuite Bedrooms (Private bathrooms).~ Main bedroom on the ground floor.~ 3Car Garage + Multipurpose room.~ Immaculate condition.~~Is this the home your family deserves? Contact ABA Expertos Inmobiliarios to book a viewing and feel the warmth of this Gredos home firsthand.

property details

Spanishstate id: **6324677**
reference:: **Arenas_San_Pedro**
close to/ located: **Arenas De San Pedro**
region: **Valle Del Tiétar**
property type: **villa**
rooms: **4**
property surface: **289 m2**
surface plot: **436 m2**
price: **€ 378.000**

contact

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