

## villa for sale Brabos, Ávila



We present this unique property full of history and spacious interiors, ideal both as a family home or for a project with character.~~On the ground floor, there is an impressive large hall, historically used for wine production and featuring the original wine vat, giving the space a unique atmosphere. This level also includes a garage area with space for up to three vehicles, a technical room with the heating system, a small entrance hall, and a full bathroom.~~On the first floor, the house offers a comfortable and practical layout. You will find a kitchen with pantry storage, one single bedroom, two double bedrooms, a cozy living room, a spacious dining room, and a full bathroom. One of the most remarkable features is the living and dining area arranged on two levels with double-height ceilings, enhanced by a beautiful fully wooden structure that adds warmth and character.~~At the upper level there is a charming wooden mezzanine currently used as an office, which leads to an unfinished room with great potential to become a master suite with a private terrace.~~The property enjoys excellent south orientation, ensuring natural light throughout the day, easy access, a privileged location next to the river, and is very close to the municipal parking area.~~A property with great character, generous spaces and many possibilities, perfect for those looking for a unique home with history and potential.~~Ref. Certificate of Habitability: CHG (please use the form to respond )

### property details

Spanishestate **6375557**  
id:  
reference:: **04060**  
close to/ located: **Brabos**  
region: **Ávila**  
property type: **villa**  
rooms: **4**  
property surface: **396 m2**  
surface plot: **223 m2**

### contact

name: **not available**  
spreek: **not available**  
telefoon: **+34972511487**

price:

**€ 550.000**