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510,000€



Exclusive Property in Riopar: Luxury, Comfort, and Nature in One Stunning Location Welcome to this exceptional property in the heart of Riopar! This impressive residence is much more than just a house; it is an architectural masterpiece that combines luxury, comfort, and a prestigious location. With a generous plot of 1020 m<sup>2</sup>, this property stands out with its 550 m<sup>2</sup>, surpassing other homes in the region. The house offers four spacious double bedrooms, each designed for optimal comfort, along with three luxurious bathrooms and an additional toilet for privacy and convenience. The thoughtfully designed layout of the home maximizes space and light, creating an inviting atmosphere. The cozy living room with a fireplace is the perfect place for family gatherings or entertaining guests. The expansive terraces and covered porches offer plenty of opportunities to enjoy the mild climate and panoramic views of the surrounding mountains. Additionally, the property features an underground garage, providing not only secure parking but also a charging station for electric vehicles, contributing to sustainability and forward-thinking mobility. Functional spaces such as an office, a fully equipped kitchen, and a laundry room make daily life more comfortable and organized. Two barbecue areas provide ample opportunity to enjoy outdoor moments with friends and family. What makes this property even more special is its prime location. Situated in the heart of Riopar, just a few steps from the town square and the best restaurants in the region, it offers the perfect balance of tranquility and accessibility. Moreover, it is only a few kilometers from the source of the Rio Mundo, a unique tourist attraction that highlights the natural beauty of the area. Built as the developer's personal home, this property reflects the highest quality and attention to detail. The high-quality materials, such as the stone exterior walls, not only enhance the aesthetics but also help maintain a pleasant temperature year-round. However, this property offers more than just the opportunity to enjoy a luxurious home; it also presents an excellent investment opportunity. With its strategic location and extensive facilities, it is the perfect candidate to be converted into a Casa Rural. This makes it an ideal choice for rental, offering the potential for attractive returns from tourism in the region. In summary: this property is much more than a home; it is a unique opportunity to live in an exclusive setting, enjoy luxury, comfort, and the natural beauty that only

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|  4 bedrooms                    |  3 bathrooms |  550m <sup>2</sup> Build size |
|  1,020m <sup>2</sup> Plot size |  Garage      |  Basement                     |
|  Storage room                  |  Terrace     |  Home appliances              |
|  Fireplace                     |  Barbecue    |  Central heating              |
|  Balcony                       |   |  |