



**Property type :** Country house

**Location :** Ronda

**Bedrooms :** 7

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Open private parking

**House area :** 800 m<sup>2</sup>

**Plot area :** 137513 m<sup>2</sup>

Located in Ronda, a rustic farm with an approximate extension of 140,000 m<sup>2</sup>, it has a forest of centennial oaks of more than 200 years, as well as olive plantations, almonds, nogales, pistachios and fruit trees.

In the property, with a marked Andalusian accent, converge Arab, Italian, English, French, merging the best of each culture, in a unique atmosphere, that only a teacher like the prestigious architect and landscaper D. Mario Connio could make it possible.

Entering in La Viñuela is an evocative journey to The most romantic Round, its more than 12,000 m<sup>2</sup> of garden invite you, to the enjoyment of all the senses, through its cobbled paths, pergolas of glycenias, parras, mulberry, online fountains, ponds, papyrus, coves, lotus flower, jazmines, tares, agapantes,

Linking with all the above, we must highlight the color palette used, the richness of the chosen materials, stones, mud, iron, wood, mosaics, glazed tiles, lime, natural pigments, glass, artisan fibers, both in its composition and in the traditional methods of application.

We cannot leave behind the meticulous and sophisticated elegance of the interior decoration work, where its hand-ink fabrics, upholstered brought from far-away travels, furniture acquired all over the world, paintings, ceramics, art, are in every and every room, achieving once again the marked goal, a cozy country house that combines styles surpasses expectations and turns it into a whole experience that you do not want to leave.

The land extension is composed of two farms called La Viñuela and La Cañada.

In the Vineyard are the following buildings:

- Main house called CASA-CORTIJO, on one floor with an area of approximately 250 m<sup>2</sup>. It is accessed through a hall that communicates with a patio with lush glazed ceiling ferns in the form of a pyramid, which acts as the central axis of the building, and on which the rest of the rooms are distributed; equipped kitchen, separate dining room with fireplace; 2 bedrooms with en-suite bathrooms; U-shaped living room with several rooms and fireplaces, connected with the outside through a covered terrace of 23 m<sup>2</sup>. to enjoy the extraordinary panoramic views of the valley, the Sierra de las Nieves of the Sierra de Grazalema and the city of Ronda.

- INVITADOS SUITE: Near this construction and with separate entrance, there is an enlargement of 32 m<sup>2</sup>., which was formerly a bread oven and currently converted into a coquette guest room with fireplace and en-suite bathroom.

- Through a beautiful walk paved from online sources and pergolas of virgin parra and moras we reach a CASA-ESTUDIO of 108 m<sup>2</sup>. of surface, with independent kitchen, bedroom with en suite bathroom; living room with fireplace and own patio.

- THE COTTAGE, is a 2-storey stone building of 135 m<sup>2</sup>. The ground floor destined to house for guards with kitchen, 3 bedrooms, 2 bathrooms, living-dining room ; and on the upper floor, with independent access, there are 2 bedrooms that share a bathroom.

- 2 INVERNADERS with an area of almost 30 m<sup>2</sup>.

- GARAJE 54 m<sup>2</sup>. and several pergolas zones for shutdown.

- PISCINA Zone with pergola

- MIRADOR, rest area with banks and Cúpula.

The perimeter of the estate is surrounded by a kinetic fence.

The farm has abundant water from its aquifers that is extracted through 3 wells; 2 in the Vineyard and one in the Cañada

The electric supply is from the public network and also has installation of photovoltaic plates.

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