



## Luxury 3 Bed Villa For Sale in Marugan Segovia Spain



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 469,395.24

### Location

Country: Spain  
State/Region/Province: Castille and León  
City: Marugan  
Posted: Apr 01, 2025  
Description:  
Luxury 3 Bed Villa For Sale in Marugan Segovia Spain

Esales Property ID: es5553345

Calle Olivar 88, Urbanización Sietefuentes de Parraces  
Marugán  
Segovia  
40142  
Spain

Famed for its stunning natural scenery, golf courses and welcoming atmosphere, Spain is quite simply one of the most desirable places to live across Europe. On offer here is a chance to make a smart investment into this magnificent part of the world with this fantastic property.

The villa is located in a private urbanisation called Sietefuentes de Parraces, part of the municipality of Marugán, located in the province of Segovia, Castile and León, Spain.

It is an hour and fifteen minutes away from downtown Madrid and 25 minutes away from the city of Segovia by car. A motorway connects both cities, and a high-speed train runs from Segovia to Madrid.

Segovia is a UNESCO World Heritage Site well-known for its one-of-a-kind functioning Roman



aqueduct. It's a lively city frequented by students attending uni in Madrid.

Another UNESCO World Heritage Site, the city of Ávila, is less than 40 minutes away on the motorway. In fact, all of Castile and León is renowned for its castellated cities, flatlands and valleys, and culinary tradition.

Marugán itself is a quaint little village with little over 600 inhabitants. Nevertheless, it's got shops, restaurants, pharmacies, a primary school, a fully equipped Olympic pool, etc., as it services several smaller towns around the area. Most people there work from home or in Madrid.

The villa is surrounded by forested hills and abundant nature, perfect for hiking and exploring. Since the plot is a bit slopy, the estate is taller on the back than on the front, looking like a two-story building), allowing for a terrace and a cellar.

All in all, we have a garden shed with gardening tools, a covered front porch, a covered back porch, a terrace, a garage, a wine cellar, a paved driveway, an alarm system covering all entrances, and a wonderful multilayered garden (we can provide the number of a local gardener as well).

The front garden consists of ancient indigenous pine trees, various types of bushes including miniature roses, and various types of trees: red beeches, a lime tree, a yew, a few decorative apple trees, maples, a hazel, a juniper, and a wisteria that hangs over the garage entrance from a wooden frame.

The back garden has more pines and beeches, but an area was cleared for a prospective pool. A thick lawn surrounds the house, too.

Summers can be enjoyed sitting outside, while a modern enclosed fireplace warms the house during the wintertime (it always snows, by the by). The living room connects to the terrace and the kitchen; both rooms have dining tables. There are heaters in every room running on electricity, like the boiler and the kitchen's ceramic stove. The foyer leads to the living room to the right and to a corridor to the left, which leads to the bedrooms. The garden can be accessed from the kitchen, too.

Our backyard leads to a forest path; the front opens on a private road. The urbanisation itself is surrounded by a pine forest – a nature reserve with partridges, boars, deer, and several species of birds. No hunting or building allowed.

## ABOUT THE AREA

Marugán is a municipality located in the province of Segovia, Castile and León, Spain. According to the 2009 census, the municipality has a population of 634 inhabitants.

Segovia is a historic city northwest of Madrid, in central Spain's Castile and León region. Its centuries of settlement have resulted in a rich architectural legacy, including medieval walls, Romanesque churches, a former royal palace and a Gothic cathedral. Its iconic ancient Roman aqueduct has more than 160 arches, most in the original mortarless granite, and stands above Plaza Azoguejo in the heart of the city.

## MAiN FEATURES:



- Beds: 3
- Bathrooms 3
- 191 m2 living space
- 2556m2 plot
- Private Garden
- Private Parking
- Massive potential in the rental market
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Spain
- Many excellent sports facilities, fishing, walking and cycling areas nearby

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### **Common**

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	191 sq m
Lot Size:	2556 sq m

### **Building details**

Number of Garages:	1
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### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/UAJM-T1392/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T1392/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 18703-es5553345

