



## FINCA - CORTIJO 7 LOŽNICE

📍 Ronda

**REF# R4402498 – 4.950.000€**



7

Ložnice



6.5

Koupelny



800 m<sup>2</sup>

Built



137513 m<sup>2</sup>

Plot

Located in the picturesque town of Ronda, this expansive rustic farm spans approximately 140,000 m<sup>2</sup> and features a diverse landscape, including a forest of ancient oaks over 200 years old, as well as olive groves, almond trees, walnut trees, pistachios, and various fruit orchards.

The property blends a strong Andalusian influence with elements from Arabic, Italian, English, and French design, creating a harmonious atmosphere that reflects the best of each culture. This exceptional fusion was brought to life by the renowned architect and landscaper, Mario Connio, whose masterful touch has transformed this estate into a one-of-a-kind experience.

Entering "La Viñuela" is like embarking on a journey through the romantic landscape of Ronda. The 12,000 m<sup>2</sup> of beautifully landscaped gardens offer a sensory delight, with cobblestone paths, pergolas draped in wisteria, vines, mulberry trees, fountains, ponds, papyrus, lotus flowers, jasmine, and agapanthus. Every corner invites visitors to indulge in the tranquil beauty of the surroundings.

A key feature of the property is the rich color palette and the quality of materials used throughout the estate. Stones, clay, iron, wood, mosaics, glazed tiles, lime, natural pigments, glass, and artisan fibers are carefully combined using traditional craftsmanship to enhance the overall aesthetic and charm.

The interior of the estate is equally impressive, with elegant and sophisticated decor throughout. Hand-stitched fabrics, custom upholstery from distant travels, antiques and furniture sourced from around the world, and artwork adorn each room. Every detail is carefully considered to create a cozy, yet luxurious atmosphere—an exceptional country house experience that exceeds expectations and invites guests to linger.

#### Property Features:

The estate consists of two adjoining farms: La Viñuela and La Cañada.

#### Main Buildings at La Viñuela:

- Main House (Casa-Cortijo): A single-story home of approximately 250 m<sup>2</sup>, accessed through a hall leading to a central courtyard with a lush, pyramid-shaped glazed ceiling. This courtyard serves as the heart of the home, with rooms radiating off it. The house includes a fully equipped kitchen, a separate dining room with a fireplace, 2 bedrooms with en-suite bathrooms, and a spacious U-shaped living room with several sitting areas and additional fireplaces. The living areas open onto a 23 m<sup>2</sup> covered terrace, offering breathtaking panoramic views of the valley, the Sierra de las Nieves, and the Sierra de Grazalema mountain ranges.
- Guest Suite: A charming 32 m<sup>2</sup> annex, originally a bread oven, now converted into a cozy guest room with a fireplace and en-suite bathroom. It has a separate entrance for privacy.
- Studio House (Casa-Estudio): A 108 m<sup>2</sup> property with an independent kitchen, bedroom with an en-suite bathroom, living room with a fireplace, and a private patio. This space offers both independence and comfort.
- Cottage: A two-story stone building of 135 m<sup>2</sup>. The ground floor includes staff accommodation with a kitchen, 3 bedrooms, 2 bathrooms, and a living-dining room. The upper floor, with separate access, contains 2 bedrooms that share a bathroom.
- Additional Structures: The property includes 2 greenhouses (each 30 m<sup>2</sup>), a 54 m<sup>2</sup> garage, and various

pergola-covered areas for outdoor relaxation.

– Swimming Pool Area: Featuring a pergola and a dedicated relaxation zone.

– Viewpoint: A peaceful area with benches and a dome, offering stunning views of the surrounding landscapes.

Land and Utilities:

The perimeter of the estate is enclosed by a kinetic fence, ensuring privacy and security.

Abundant water is sourced from three wells, two located within the Vineyard and one in La Cañada, tapping into the estate's natural aquifers. The property is connected to the public electricity grid, but it also has a photovoltaic system installed to support sustainable energy use.

This exceptional estate is a unique offering, combining the beauty of nature, the charm of Andalusian architecture, and the timeless elegance of international influences. It's a truly rare opportunity for those seeking luxury and tranquility in one of Spain's most captivating regions.





