



rusticasa<sup>®</sup>

A HOUSE TO DREAM ABOUT

[www.rusticasa.uk](http://www.rusticasa.uk)



Make your dreams come true with this charming two-bedroom home, designed for comfort and elegance. With large windows that let in plenty of natural light, the atmosphere is bright and welcoming, while panoramic views of the outdoors enrich the experience of living in this space.

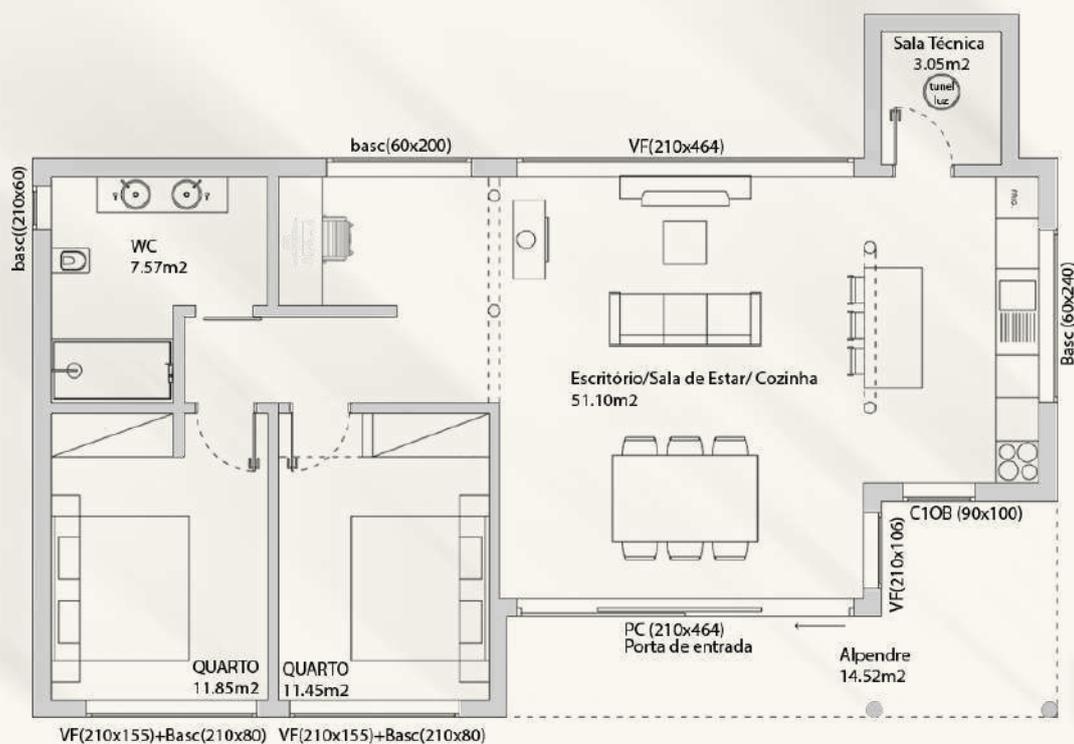
The social space is one of the highlights of the house, featuring a harmonious integration between the living room, dining room and modern kitchen. This layout not only maximises functionality, but also creates an ideal environment for socialising and entertaining. The elegant kitchen island acts as a meeting point, encouraging pleasant interaction between family and friends.

In addition, the house has a discreet study, strategically located next to the wood-burning stove. This space offers the peace and quiet you need to work or study, allowing you to stay focused and productive in a welcoming environment.

Discover a home where light and design combine to create a truly inspiring space, ideal for those seeking a comfortable and sophisticated lifestyle.

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2 

1 

99.53m<sup>2</sup>



Materials:

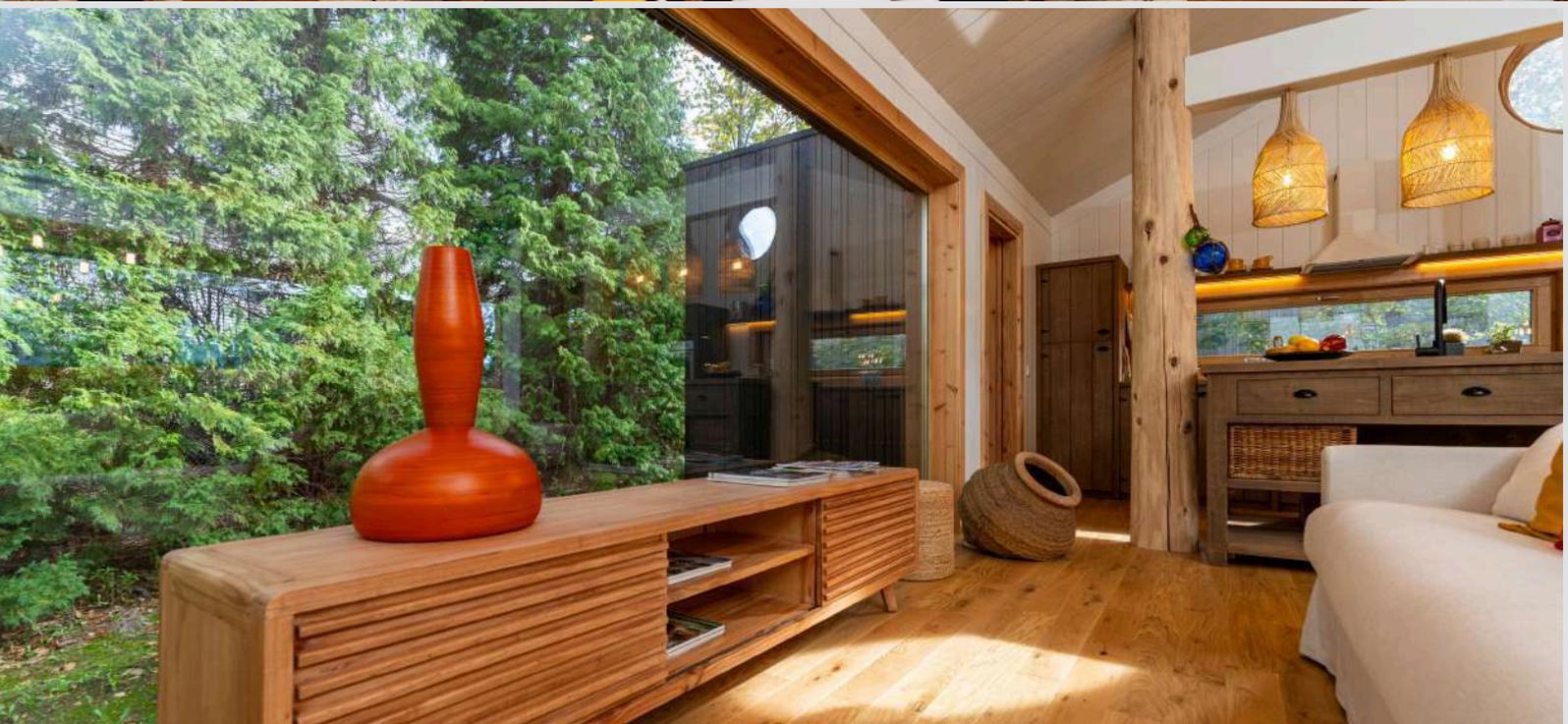
Structure in Japanese cedar and Nordic spruce, with interior and exterior cladding in Japanese cedar.

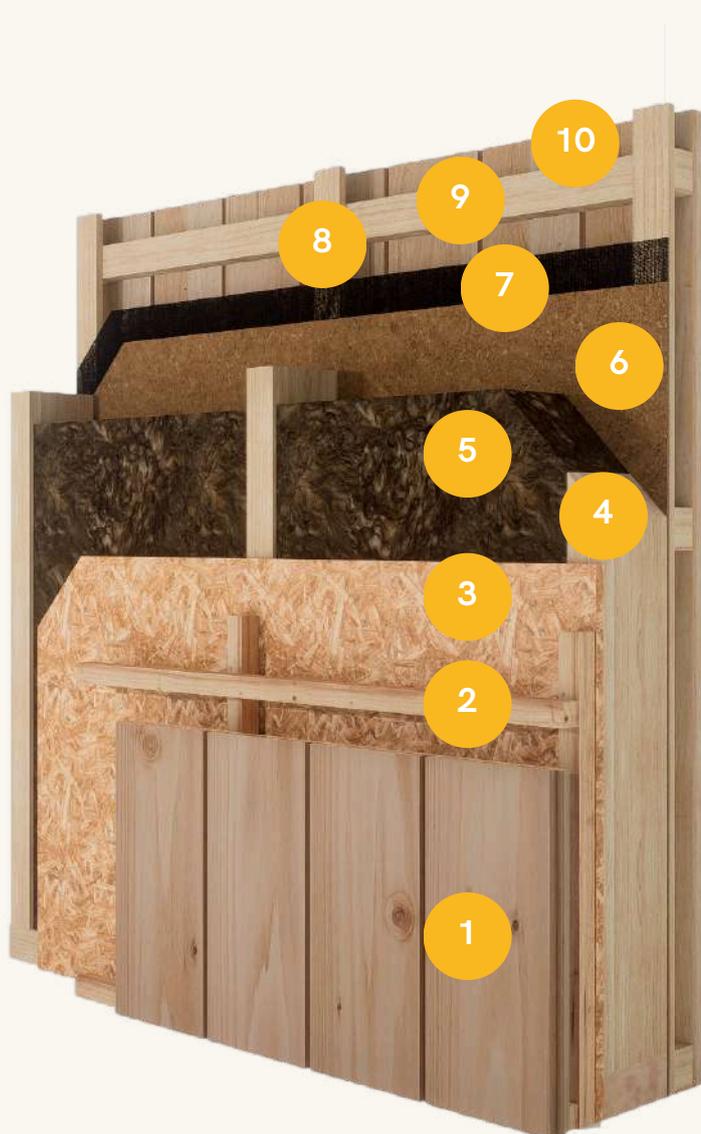
114m<sup>2</sup> Gross area

14.52m<sup>2</sup> Porch

14.52m<sup>2</sup> Deck

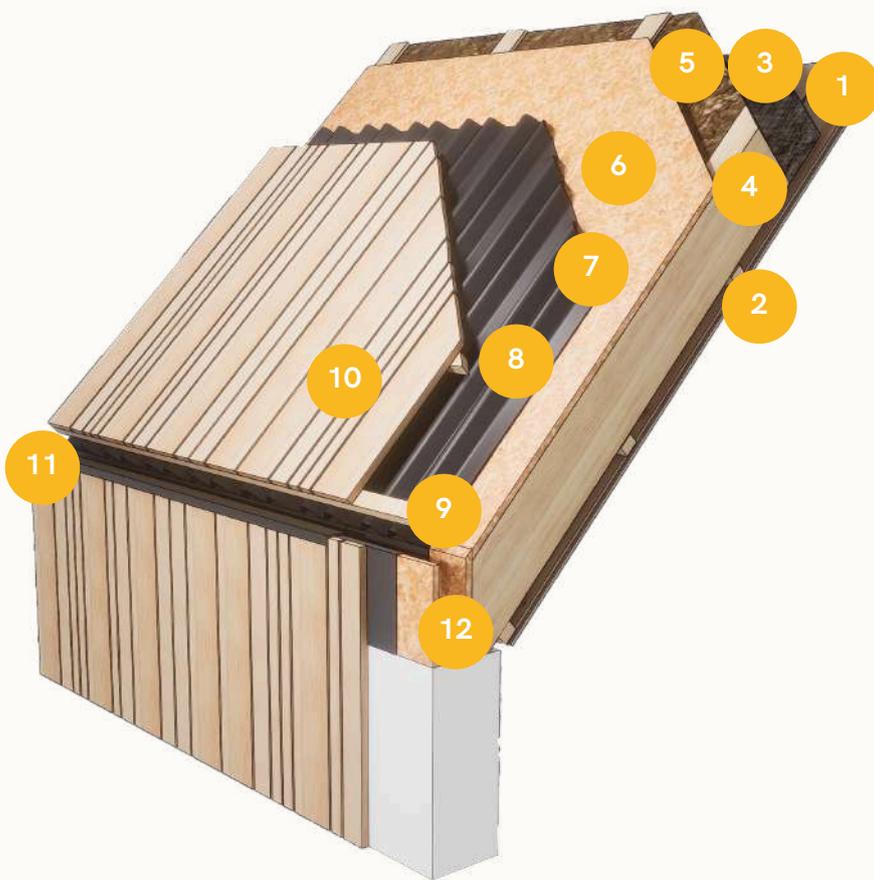
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- 1 Internal wood cladding  
20mm
- 2 2 spacers 25mm (50mm)
- 3 Bracing/vapour barrier OSB  
or waterproof particleboard  
12mm
- 4 Wood frame 105mm (or  
option 145mm)
- 5 Thermal insulation 100mm  
(option no.4 -140mm)
- 6 Wood-based panel 3mm
- 7 Rain barrier
- 8 Spacer 10mm
- 9 Spacer 32mm
- 10 External wood cladding  
20mm





- 1 20 mm internal cladding
- 2 32 mm spacer
- 3 Vapour barrier
- 4 Structure  
170 mm thermal
- 5 insulation
- 6 Bracing/OSB or 18 mm  
chipboard
- 7 Rainscreen
- 8 Corrugated roof panel
- 9 32 mm spacer
- 10 20 mm external cladding
- 11 Metal roofing
- 12 Built-in gutter

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### INCLUDES:



TRANSPORT AND ASSEMBLY UP TO 100 KILOMETRES

### OPTIONAL:



ELECTRICAL INSTALLATION



SANITARY INSTALLATION



WARDROBE

### NOT INCLUDED:

The administrative procedures for obtaining planning permission, the architectural and technical project; the infrastructure, i.e. the cement base, the septic tank and the corresponding pipes to the house; the external paving, including the floor of the veranda; the connection to the public water, sewerage, electricity, gas and telecommunications networks; the kitchen furniture, tiles, fireplaces or other heating systems.

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