

## 5 soveværelse Villa til salg i Villena, Alicante

330.000€



Stunning Equestrian Property with 4.5 Acres, Guest Accommodation & Solar Energy We are delighted to offer for sale this exceptional equestrian property, fully licensed (REGA) for up to four horses, set within approximately 4.5 acres (18,000m<sup>2</sup>) of beautiful land. The grounds include three turnout paddocks, two of which benefit from automatic irrigation systems, along with a field shelter/stables featuring a durable sandwich-panel roof. The land is further enhanced by an olive grove and a variety of fruit trees, including apricot, apple, almond and pear. A standout feature of the property is the good-sized saltwater swimming pool, complete with a retractable cover and heat exchanger, allowing for comfortable year-round use.

**Main House** The main residence offers flexible and spacious accommodation, comprising: Three bedrooms Two bathrooms, including a Jack & Jill bathroom A workout/office room, easily adaptable as a fourth bedroom A large covered front porch with mosquito screens provides the perfect setting for al fresco dining and outdoor living. Inside, the home opens into a generous kitchen, flowing through to a large dining room with a pellet burner, and a second lounge, currently used as a games room with a pool table. This area leads to the bedroom accommodation and main bathroom. A separate corridor connects to the second wing of the house, which includes: An additional bathroom Laundry room A spacious lounge with a wood-burning fireplace

**Guest Accommodation** Outside, there is a charming casita/guest suite featuring: Open-plan living area with kitchen Bedroom Shower room with WC Ideal for guests, extended family, etc

**Additional Features** Central heating throughout Fully insulated external walls Beautifully landscaped outdoor areas with stamped concrete, creating a seamless flow between spaces 16 solar panels producing approx. 270kWh, typically generating a monthly surplus — resulting in minimal electricity costs (usually only the standing charge) Dual water supply: agricultural water and mains drinking water This is a truly special property offering space, privacy, sustainability, and a superb equestrian lifestyle. Viewing is highly recommended to fully appreciate everything this home has to offer.

-  5 soveværelser
-  18.046m<sup>2</sup> Grundstørrelse
-  Terrace
-  Carport
-  Dining room
-  Kitchen

-  3 badeværelser
-  Svømmepøl
-  outbuilding
-  BBQ
-  Guest House
-  Living room

-  219m<sup>2</sup> Byg størrelse
-  Orchard
-  Washing area
-  Fireplace
-  stables



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