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510.000€

Unique horse lovers villa with American stables and panoramic mountain views - Torre del Rico (Murcia) Are you looking for a rural property with plenty of space, tranquility and the opportunity to keep horses or start a business? This charming, single storey, three bedroom villa is set on a fully fenced plot of no less than 7,944 m<sup>2</sup> surrounded by breathtaking mountain views. Located in a quiet village, just an 8-minute drive from cozy Pinoso and within walking distance of a local bar, this property combines the best of rural tranquility and everyday amenities. The villa The house is completely on one level and offers a comfortable and practical layout. You will find: Three spacious bedroomsTwo bathroomsA spacious living room with cozy wood-burning stove - perfect for the cooler monthsA full oil heating system that also provides hot waterDouble glazing and thermally insulated walls for optimal living comfort all year roundFront and rear terraces to enjoy the natural surroundings in peace and quiet Behind the house is a separate casita, housing the boiler and oil tank - practical and discreet. The stables An absolute highlight of this property is the impressive 200 m<sup>2</sup> American-style barn, specially equipped for horse lovers. This solid building is fully covered and securely lockable, and features: Four very spacious horse stalls, including one suitable for mare with foalFeeding and preparation roomsTack roomPlenty of extra space to add multiple stalls The layout and size also make it extremely suitable for commercial purposes such as a livery service, horse shelter, riding school, or even a small-scale horse hotel. Not busy with horses? Then the building also offers potential as a workshop, storage space or other business activities. Outdoor space and grounds The entire plot is fenced with a combination of walls and fencing, providing optimal security for animals. There are two wide (8 meters) access gates, allowing vehicles to easily access the property from both sides. Ideal for trailers, trucks or service vehicles. Location and facilities The villa is located in Torre del Rico, in the province of Murcia, a region known for its tranquility, nature and good accessibility. Only 8 minutes from Pinoso with supermarkets, stores and restaurantsGood accessibility via rural roadsWater and electricity through the public grid Features in brief: Asking price: €510,000Property type: Detached villa (resale)Bedrooms: 3Bathrooms: 2Plot size: 7.944 m<sup>2</sup>Built up area: 437 m<sup>2</sup>Stables: 200 m<sup>2</sup> American barnHeating: Oil fired + wood stoveInsulation: Double glazed +

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|  3 Schlafzimmer                       |  2 Badezimmer |  437m <sup>2</sup> Baugröße |
|  7.944m <sup>2</sup> Grundstücksgröße |  Storage room |  Terrace                    |
|  Home appliances                      |  Fireplace    |  Central heating            |
|  Heating                              |  porch        |  Yard                       |
|  Shutters                             |  Bathtub      |  |