

## 9 Cuarto Villa en venta en Monóvar, Alicante

1.199.995€



A business opportunity or just a dream come true. This ranch was build with love and with high quality materials. Private area: There is a big villa of 165m<sup>2</sup> with 4 bedrooms of which one is used as an office. The master has an ensuite bathroom and airconditioning. The villa has 2 more guest bathrooms, a laundry room, a large independent kitchen and dining room and a comfortable living room with pallet stove. The house has an oil central heating and thermoglazed wooden tilt-and-turn windows with shutters and fly screens. There is also a large private pool with lounge area and pool bar. Tourist area: The tourist area has 4 bungalows, each with a double bed, a bathroom and independent gas boilers for hot water and hot and cold airco units. Each bungalow has a small terrace overlooking the wooden built up pool. There is also a saloon of approximately 150m<sup>2</sup> with bar and outside covered terrace. Equestrian facilities: There is a good size riding arena of 20x40m with stables (8 boxes 4x3m each) and paddocks, as well as a large insulated tack room, a workshop, a track and a hay storage. There is a REGA for 17 horses which can be extended. There is also an outdoor his and hers toilet. The property has irrigation water, 2 water deposits (20.000 + 10.000 liters) mains electric and a 20kwh solar installation with 10kw batteries that is less then 2 years old. There are also 2 septic tanks. Last but not least, there is a large parking space, a herbal garden and an area to play outdoor games like archery and cornhole.

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|---|---------------------|--|
| 9 dormitorios                             | 9 baños             | 831m <sup>2</sup> Tamaño de construcción |
| 37.000m <sup>2</sup> Tamaño de la parcela | Piscina             | Air conditioning                         |
| Barbecue                                  | Double glazing      | equestrian installations                 |
| Fireplace                                 | Fitted Kitchen      | garden                                   |
| Guest House                               | Intercom            | Laundry                                  |
| mountain views                            | Oil central heating | Parking                                  |
| partly furnished                          | Private pool        | refurbished                              |
| Smoke outlet                              | Solar Panels        | Storage room                             |



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