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4,700,000€



15 bedrooms, 10 bathrooms. Ferreries countryside. A unique opportunity to acquire a Country Estate of 120 hectares with absolute privacy. The property comes with an award winning Pure-bred Menorquin Horse Ranch and facilities for horse raising, breeding and schooling. 2000m<sup>2</sup> build, 15 bedrooms, 10 bathrooms. The Estate is made up of over 5 independent buildings including a principal house, guest house with own access, porch and swimming pool with a terrace and Summer dining area, games hall, separate staff quarters and a storage building. In total, there are over 15 bedrooms and 10 bathrooms. In the principal house, which is distributed over 2 floors, you can find 9 bedrooms and 6 bathrooms, a spacious living/dining area of 103 m<sup>2</sup>, kitchen, laundry room, pantry, office and library. Service House/Staff Quarters - Completely independent from the main house this building was constructed in 2012 and has a total area of 180 m<sup>2</sup>. It offers a living/dining area, kitchen with pantry, one suite bedroom, two double bedrooms and one bathroom. Store House - Built over 2 floors this is a large building of approx. 500 m<sup>2</sup> perfect for storage. Indoor garage - space for two cars and a country kitchen. Horse Stables - The property has its own professional horse facilities that comprises of 18 Rower and Rub stables, changing room with complete bathroom, Trophy room, Saddle room, 2 training arenas and 1 horse-walker (with capacity for six horses). This Estate could make the perfect family residence with a high level of security and privacy or be transformed to meet the needs of the new owner. Additional villas or residences could be constructed in the 120 available hectares. Characteristics Pool - Outdoor, Privacy Fence, Mountain View, Security System, Staff Quarters, Stables, Storage, Terrace/Outdoor Space Equestrian/Polo, Country Living, Green Living, Outdoor Activities, Privacy Library, bbq, fitted kitchen, garage, games room, good road access, guest apartment, horse boxes, laundry room, patio, quiet location, stable, storeroom, swimming pool, various terraces, well, wooden beams.

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|--|---|--|
|  15 bedrooms                       |  10+ bathrooms   |  2,000m <sup>2</sup> Build size |
|  1,200,000m <sup>2</sup> Plot size |  Swimming Pool   |  near beach                     |
|  close to golf                     |  guest apartment |  electricity                    |
|  garden                            |  garage          |  private pool                   |
|  adsl                              |  countryside     |  close to medical facilities    |
|  outbuildings                      |   |  |