

## 3 bedroom Villa for sale in Pinoso, Alicante

599,995€

Luxury Equestrian Estate with 3 Hectares in Pinoso – Fully Equipped & Turnkey Set within the peaceful countryside of Pinoso, in the province of Alicante, this exceptional equestrian estate offers a rare combination of premium horse facilities, advanced infrastructure, and modern luxury living across 3 hectares of fully serviced land.
















**Equestrian & Land Features**  
 The estate has been thoughtfully designed for serious equestrian use while maintaining flexibility for expansion:  
 \* 3 hectares across 4 parcels (3 combined into 2 hectares + 1 independent hectare)  
 \* Licensed REGA for up to 10 horses (with potential approval for 15)  
 \* 40m x 20m riding arena  
 \* 19m round pen  
 \* Figure-8 riding track across the full third hectare  
 \* 3 independent pastures (including a dedicated area for beekeeping)  
 \* 3 paddocks with shelters  
 \* High-quality Horserail fencing throughout (25-year warranty)  
 \* Irrigation and power distribution across the main 2 hectares  
 Additional agricultural use includes facilities for chickens and goats, along with infrastructure for beekeeping.

**Infrastructure & Utilities**  
 This property stands out for its exceptional self-sufficiency and utility setup:  
 \* Agricultural water licenses covering all land  
 \* Water treatment building converting agricultural water to potable supply  
 \* Mains grid electricity via dedicated pole with additional connection capacity  
 \* Full solar installation (Victron system, Pylontech batteries) with Ford backup generator

**Storage & Outbuildings**  
 \* Dedicated feed room and equipment room  
 \* 6m x 6m food storage facility (capacity for approximately one year's supply for 5 horses)  
 \* Covered agricultural shelters for livestock  
 \* 6-car covered parking with integrated solar panels

**Main Residence – Modern Comfort Meets Rural Living**  
 The property features a well-appointed 3-bedroom, 3-bathroom home designed for both comfort and functionality:  
 \* Outdoor bathroom and shower connected to pool and outdoor kitchen  
 \* Zoned air conditioning (5 independent zones + dedicated master system)  
 \* Full home automation (lighting, shutters, climate control)  
 \* Whole-house audio system with zoned indoor/outdoor speakers  
 \* Pre-installed surround sound in living area  
 \* Full network infrastructure with Wi-Fi access points and security cameras

**Outdoor Living & Entertaining**  
 Designed for lifestyle as much as practicality:  
 \* Fully equipped outdoor kitchen with cooktop, cabinetry, pizza oven, and drinks fridge  
 \* Large gas and wood burning firepit with seating area  
 \* Heated, fully automated saltwater swimming pool  
 \* Expansive rooftop

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|---|--|--|
|  3 bedrooms                     |  3 bathrooms            |  200m <sup>2</sup> Build size |
|  30,000m <sup>2</sup> Plot size |  Swimming Pool          |  Pool: Private                |
|  Fast Internet & Phone          |  Cess Pit / Septic Tank |  Mains Electric               |
|  Mains Water                    |  Double glazing         |  Equestrian                   |
|  fenced plot                    |  Terrace                |  Air conditioning             |



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