

















## 3 sovrum Kommersiella fastigheter till salu i Hondon de las Nieves, Alicante

**435.000€**

Superb detached villa with stunning mountain views in Hondon de las Nieves The villa measures 173 m2 and includes a kitchen open onto the living room, 3 bedrooms, 2 bathrooms, a dressing room and a covered terrace Below the house there is a very large garage Upstairs, there are rooms that could be joined together to create an additional bedroom and bathroom There are numerous terraces all around the house, providing shade in summer and sun in winter One of the terraces has a summer kitchen The property has a 10 x 5 metre swimming pool, a carport for 2 cars and around 80 olive trees A photovoltaic system has been installed with an 8 KW inverter and 18 panels The house is connected to the electricity grid and to the riego water supply (price of water: €055 per m2) It also has oil-fired central heating with radiators in all rooms

The property has equestrian facilities: 2 paddocks (one with a shelter, one with 2 large boxes for brood mares which also serves as a stabling area), a shed for storing hay and feed, a grooming area, a shower, a tack room and a 20x60 metre track with a high-pressure water supply (ideal for watering the track) The house is sold with a Kubota tractor and a harrow to make the track as well as an obstacle park (to make a course of 8 obstacles) From the house, you can go straight out for a walk (no road to cross) The property has a licence for 3 horses (REGA) It is possible to increase the licence to 5 horses without making any changes It would be possible to apply for a licence for 7 or 8 horses by making a few changes For a further €30,000, it would be possible to buy an adjoining plot of land measuring 2,000 m2 on which a 20 m2 building has been erected (with the possibility of building a further 40 m2 by law) On this plot of land there is an old water storage area which could be converted into a swimming pool It is connected to the electricity grid and the riego water supply It would be ideal either as an independent gîte or as additional space for horses The villa is in a quiet location, yet close to all amenities The village of Hondon de las Nieves is 4 km away There is a health centre, pharmacy, supermarket, several bars and restaurants, as well as a range of shops including a hairdresser, eye specialist and grocery shop The nearest beaches are El Pinet and Santa Pola (25 km) Alicante airport is 25 km away

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|  3 sovrum                         |  2 badrum     |  173m <sup>2</sup> Bygg storlek |
|  21.000m <sup>2</sup> Tomtstorlek |  Laundry Room |  Basement                       |
|  Central heating                  |  Heating      |  mountain views                 |
|  Parking                          |  Pool         |  Porch                          |
|  Private pool                     |  Solar panels |  Storage room                   |
|  Terrace                          |  |  |