

## 9 sovrum Lägenhet till salu i 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 sovrum                         |  9 badrum                 |  831m <sup>2</sup> Bygg storlek |
|  37.000m <sup>2</sup> Tomtstorlek |  Simbassäng               |  partly furnished               |
|  refurbished                      |  garden                   |  mountain views                 |
|  Double glazing                   |  Store room               |  Tourist License                |
|  Air conditioning                 |  Solar Panels             |  Guest House                    |
|  Fitted Kitchen                   |  Oil central heating      |  Private pool                   |
|  Storage room                     |  equestrian installations |  Smoke outlet                   |
|  Terrace                          |  Intercom                 |  Laundry                        |



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