

## 9 sovrum Villa till salu i Monóvar, Alicante

**1.199.995€**







Exclusive Equestrian Estate with Private Residence in the Mountains of Alicante Located just five minutes from the town of Monóvar, this remarkable 3.7-hectare estate offers an exceptional opportunity for private living combined with professional equestrian facilities. Set in a peaceful landscape of pine forests, vineyards, and olive groves, the property boasts panoramic views of a picturesque valley, with the coast and Alicante Airport only 35 minutes away. The property is divided into two main areas: a private residential area and a professional equestrian centre, and the entire complex has been thoughtfully designed with well-kept paths, gravelled areas, white wooden fences and a variety of plants. A time-controlled irrigation system takes care of the green areas.

**Private living area:** Main house with 165 m<sup>2</sup> of living space, single-level, ceiling height 3.5m 4 bedrooms, 3 bathrooms, kitchen, living room Central heating (oil), air conditioning Thermoglazed wooden tilt-and-turn windows with shutters and fly screens 2 sun terraces, a jacuzzi Partial basement (height 1.30 m) Sandstone facade

**Private Pool area:** Illuminated pool with integrated filter system 85 m<sup>2</sup> covered chill area with fireplace Barbecue area with bar Outdoor kitchen Outdoor toilet and storage room Outbuilding for oil heating and tank

**Equestrian centre:** Saloon building (approx. 150 m<sup>2</sup>) with outdoor terrace, bar, fitted kitchen and utility room Outdoor toilets 4 airconditioned guest houses with private terrace and shower room Pool area with sun loungers Stable building with 8 horse boxes (4x3 m each), 4 of which have outdoor paddocks Hay storage, Feed room Illuminated sand riding arena (20x40 m) Workshop and storage container with canopy and saddling area Fully insulated tack room 4 large group paddocks with automatic drinking troughs and electric fencing Separate living area for staff

The property has mains electricity supply, a 20 kW solar system and water connections across the entire site, including the paddocks. A REGA licence is in place to keep up to 17 horses. This ranch combines functional equestrian facilities with comfortable living spaces, all set against a stunning natural backdrop. Ideal for hosting guests or running an equestrian business, this property is a rare find. Experience the tranquility and beauty of mountain living while enjoying top-notch amenities for both you and your horses. About the Area: Monóvar is a charming town in the province of Alicante, known for its traditional Spanish character, wineries, and natural beauty. Surrounded by

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|  9 sovrum                         |  9 badrum |  831m <sup>2</sup> Bygg storlek |
|  37.000m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Mains Irrigation Water                                   | <input checked="" type="checkbox"/> Covered Porch  |
| <input checked="" type="checkbox"/> Storage   | <input checked="" type="checkbox"/> Outbuildings   | <input checked="" type="checkbox"/> White Goods  |
| <input checked="" type="checkbox"/> Security Grills   | <input checked="" type="checkbox"/> Fenced plot  | <input checked="" type="checkbox"/> Annexe   |
| <input checked="" type="checkbox"/> Barbecue [BBQ]  | <input checked="" type="checkbox"/> Air Conditioning   | <input checked="" type="checkbox"/> Central Heating  |
| <input checked="" type="checkbox"/> Alarmed   | <input checked="" type="checkbox"/> Open Terrace/Patio                                       | <input checked="" type="checkbox"/> Septic Tank  |
| <input checked="" type="checkbox"/> Fireplace   | <input checked="" type="checkbox"/> Utility room   | <input checked="" type="checkbox"/> Larder   |
| <input checked="" type="checkbox"/> Jacuzzi   | <input checked="" type="checkbox"/> Garden lighting  | <input checked="" type="checkbox"/> Electric gates   |