



**Property type :** Country house

**Location :** Lel

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** N/A

**Views :** Mountain views

**Parking :** Garage

**House area :** 164 m<sup>2</sup>

**Plot area :** 10656 m<sup>2</sup>

**Airport :** 60 mins

**Beach :** 60 mins

**City :** walking

**Golf :** 45 mins

- ✓ Summer Kitchen
- ✓ Mains Water
- ✓ Solar Power
- ✓ Equestrian
- ✓ Fireplace - Log Burner
- ✓ Garage
- ✓ Cess Pit / Septic Tank

- ✓ Fast Internet & Phone
- ✓ Central Heating
- ✓ Double Glazing
- ✓ Fenced Plot
- ✓ Alarm System
- ✓ Terrace

- ✓ Mains Electric
- ✓ Electric Gates
- ✓ Walking Distance To Town
- ✓ Annexe / Guest House
- ✓ Barbecue
- ✓ Not Furnished - By Negotiation

### Rustic Property for Sale – A Dream for Horse Enthusiasts

This charming country house offers the perfect blend of modern comfort and rustic charm, set on a spacious 10,656 m<sup>2</sup> plot. Ideal for those with horses or a love for the countryside, the property boasts high-quality equestrian facilities, newly installed features, and extensive amenities.

#### Main House (164 m<sup>2</sup>)

- 3 Bedrooms, 2 with built-in closets.
- 2 Bathrooms, one featuring a bathtub.
- Spacious living room with a gas fireplace and an open-plan kitchen.
- Consistent ceramic flooring throughout the home.
- Large enclosed porch with sliding windows, perfect for year-round use.
- Central heating powered by oil.
- All windows equipped with mosquito nets and double glazing for comfort and efficiency.

#### Outdoor Features

##### Equestrian Facilities:

- Two horse stables with walk-in access, built with galvanized steel and recycled plastic.
- A tack room for saddles and other gear (can double as an extra stable).
- Newly built barn, versatile for hay storage, workspace, or additional stabling.
- High-quality fencing surrounding the horse paddock.
- A separate area of the plot designated for additional horse space, fully equipped with water and electricity.

##### Gardens and Agricultural Use:

- 70 newly planted olive trees with irrigation.
- A fenced area for growing vegetables.
- A shed for keeping chickens.

##### Recreational and Practical Spaces

- Outdoor Kitchen (18 m<sup>2</sup>): Fully equipped with a gas stove, dishwasher, microwave, fridge, and adjoining a large terrace with a built-in BBQ.
- Swimming Pool: 10x5 meters, featuring a newly installed pump.
- Garage:
- Casita: A small guest house with a bedroom and bathroom (new in 2023).
- Wooden Chalet: Offers additional storage or living space.
- Outdoor Toilet for added convenience.

##### Additional Amenities

- Solar Panels: Recently installed with a new battery system for energy efficiency.
- Security System: New cameras with remote monitoring and automatic outdoor lighting.
- Automatic Gate: Equipped with a newly installed motor for easy access.
- Water and Electricity: Irrigation water with two large, automatic tanks and mains electricity.
- Electric Car Charging: Pre-installed connection for EVs.

##### Location

Situated in Lel, this property offers breathtaking natural surroundings while being easily accessible.

##### Price

€449,000 – all paperwork is in order, ready for a smooth sale.

This is a unique opportunity for horse lovers, with top-quality, brand-new facilities that cater perfectly to equestrian needs. Don't miss out on this exceptional property! Contact us for more details or to arrange a viewing.