



## Villa for sale in Alicante

1,199,995 €

Reference: AC13670 Bedrooms: 9 Bathrooms: 9 Plot Size: 37,000m<sup>2</sup> Build Size: 831m<sup>2</sup>







## Costa Blanca South, Monóvar

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 picturesque landscapes yet close to all amenities, Monóvar offers a peaceful rural lifestyle with easy access to Alicante's bustling city life, the airport, and the Mediterranean coastline. The area is ideal for nature lovers, horse enthusiasts, and those seeking a balance between privacy and convenience.