



**Property type :** Finca

**Location :** Almansa

**Area :** Alicante

**Bedrooms :** 4

**Bathrooms :** 1

**Year built :** 1972

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Driveway

**House area :** 190 m<sup>2</sup>

**Plot area :** 33000 m<sup>2</sup>

**Airport :** 60 mins

**Beach :** 60 mins

**City :** 20 mins

**Golf :** 60 mins

- ✓ Summer Kitchen
- ✓ Solar Power
- ✓ Pellet Stove
- ✓ Cess Pit / Septic Tank

- ✓ Fast Internet & Phone
- ✓ Equestrian
- ✓ Fireplace - Log Burner

- ✓ Well
- ✓ Fenced Plot
- ✓ Utility Room

### For Sale – Magnificent Off-Grid Equestrian Property in Almansa, Albacete – €239,000

A unique opportunity for nature lovers and those seeking an independent lifestyle. This exclusive equestrian property, registered with REGA for 2 horses, offers complete privacy and direct access to the De Oula National Park, with countless trails for horseback riding, cycling, and hiking through mountains and forests. Ideal for horse riding, hiking, mountain biking, and climbing.

#### Property Features

##### Main House – 4 Bedroom Finca

- 190 m<sup>2</sup> built (constructed in 1972).
- Spacious open-plan living room with high ceilings and large traditional windows, allowing plenty of natural light.
- Large separate kitchen, with a pantry and additional storage space.
- 1 full bathroom.
- Cold room for food storage.
- Workshop/Summer kitchen attached to the house.
- Ready to move in.

##### Outdoor Spaces and Leisure Areas

- Swimming pool with a splash pool (requires refurbishment).
- Outdoor dining area with a stone table, perfect for enjoying summer evenings and barbecues.
- Fully fenced 33,000 m<sup>2</sup> plot, with almond trees, olive trees, and fruit trees (recently cleared).

##### Off-Grid Systems and Utilities

- 15 kW advanced solar system, with Canadian solar panels and lithium batteries (5 kW supplied to the house). Installed in 2023 with an investment of over €20,000, with the possibility to add more batteries.
- High-speed internet via private satellite dish, perfect for working from home.
- Own legal water well, providing 2,000 liters every two days.
- Approved permit to drill an additional well, allowing 7,000 m<sup>3</sup> per year of spring water for domestic use.

##### Prime Location

##### Natural Surroundings and Outdoor Activities

Located in the De Oula National Park, ideal for horseback riding, hiking, mountain biking, and climbing. Total privacy, with the nearest neighbor 3 km away.

##### Access and Connectivity

Accessible via a wide, well-maintained road, suitable for cars or vans, maintained by the local council. Only 8 km from Almansa, a lively town with hospitals, supermarkets, restaurants, and rich historical heritage, including its medieval castle and the oldest functioning Roman dam in Europe.

##### Excellent connections:

- A-31 motorway just minutes away.
- Alicante 1 hour by car.
- Caudete 30 minutes away.
- Valencia 1 hour away.

##### Live Off-Grid – No Bills

This property is perfect for those who want to live independently, without relying on public utilities. A rare opportunity to enjoy a self-sufficient lifestyle in an incomparable natural setting.

Contact us today for more information or to schedule a viewing.