



**Property type :** Villa

**Garden :** Private

**House area :** 144 m<sup>2</sup>

**Location :** Torre del Rico

**Plot area :** 8000 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 2

- |                                       |                  |                                  |
|---------------------------------------|------------------|----------------------------------|
| ✓ Mains Electric                      | ✓ Mains Water    | ✓ Central Heating                |
| ✓ Air Conditioning                    | ✓ Electric Gates | ✓ Double Glazing                 |
| ✓ Walking Distance - Restaurant / Bar | ✓ Equestrian     | ✓ Fenced Plot                    |
| ✓ Fireplace - Log Burner              | ✓ Satellite Dish | ✓ Utility Room                   |
| ✓ Terrace                             | ✓ White Goods    | ✓ Not Furnished - By Negotiation |
| ✓ Cess Pit / Septic Tank              |                  |                                  |

### Stunning 3-Bedroom Home with Large Indoor Stable Block & Equestrian Facilities

We are delighted to present this charming 3-bedroom home, complete with an exceptional 200m<sup>2</sup> indoor stable block, ideal for equestrian enthusiasts. Currently configured to accommodate up to 4 horses, the stable can easily be adapted to house more if needed.

Inside, the home boasts a spacious and welcoming open-plan living area, perfect for family gatherings and relaxation. The well-equipped kitchen offers plenty of space for culinary creativity, while the entry corridor provides a seamless flow throughout the house. The master bathroom serves as a tranquil retreat, and the three generous bedrooms include a master with an en-suite for added privacy and convenience. The property also benefits from a usable loft space, providing additional storage or potential for expansion.

#### Equestrian Facilities & Land

Set on 8,000m<sup>2</sup> of fully fenced and gated land, the property offers privacy and security, with dual road access, making it ideal for livery services or similar ventures—clients won't need to pass the house. The expansive indoor stable block is thoughtfully designed to keep everything undercover, with ample space for training horses in a large designated area. The stables are currently arranged for 4 horses, but due to the generous size of each unit, the space can easily be adapted to accommodate 6 or more.

#### Versatile Use

While this property is a dream for horse owners, the stable block and land offer a range of possibilities for other uses, including car storage, a workshop, or even additional development (subject to planning permission).

This property truly offers the best of both worlds: a peaceful, well-maintained home with fantastic equestrian facilities. We invite you to contact us to arrange a viewing and explore the potential of this unique opportunity.