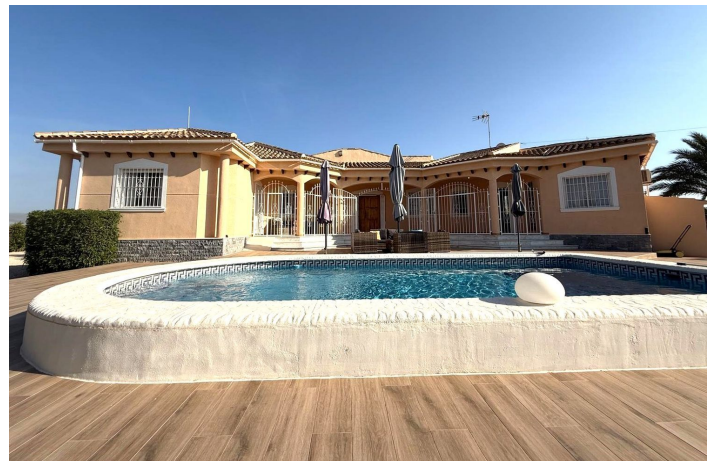




## Villa for Sale in Catral With Licensed Private Equestrian Facilities

549.500 €

Referenz: RRPDCI002    Schlafzimmer: 3    Badezimmer: 3    Grundstücksgröße: 10.000m<sup>2</sup>    Garten: 299m<sup>2</sup>    Terrasse: 120m<sup>2</sup>





## La Vega Baja, Catral

Luxury Equestrian Villa for Sale in Camino Arroba de Hornos, Catral, Alicante With Licensed Private Equestrian Facilities Exclusive Villa with Private Equestrian Facilities & Pool Set on a stunning 10,072 m<sup>2</sup> landscaped estate, this exceptionally well-maintained villa in Catral, Alicante, offers a licensed private equestrian facility, guest accommodation, a wine cellar, and a private pool. Perfect for horse enthusiasts and those seeking a tranquil Mediterranean lifestyle, this unique property provides luxury, comfort, and privacy, all within easy reach of essential amenities and the beautiful beaches of the Costa Blanca. Equestrian Facilities – A Horse Lover's Dream ✓ Licensed Private Riding Arena & Exercise Area – Fully equipped for training and riding. ✓ Tack & Equipment Room – Dedicated space for storing riding gear. ✓ Horse Shelters & Feed Storage – Ensuring the best care for your horses. ✓ Adjacent Paddock & Landscaped Gardens – Offering a serene environment for horses and owners alike. ✓ Fully Fenced Property – Providing security and privacy for both horses and residents. ✓ Year-Round Beach Riding – Just 15 minutes from La Marina & Guardamar's dune beaches, where beach riding is permitted year-round! Spacious & Stylish Villa with Separate Guest Area This elegant 299 m<sup>2</sup> villa, built in 2004, is designed for comfort, relaxation, and entertaining. Main Living Area: ✓ Bright & Spacious Open-Plan Living-Dining Room – Features a pellet stove and air conditioning (hot/cold). ✓ Modern Open Kitchen – Fully equipped with top-quality appliances. ✓ 2 Large Bedrooms with En-Suite Bathrooms – Includes built-in wardrobes for storage. ✓ Guest Toilet – Conveniently located for visitors. ✓ Wine Cellar (Basement) – Can also be used as a multipurpose room. Separate Guest Wing: ✓ Private Entrance – Ideal for guests or rental opportunities. ✓ Spacious Double Bedroom with En-Suite Bathroom – A comfortable and independent living space. Outdoor Features & Luxury Amenities ✓ Private Swimming Pool – Surrounded by a sunbathing terrace and lush gardens. ✓ Mediterranean-Style Landscaped Garden – Featuring lush greenery, fruit trees, and shaded areas. ✓ Expansive Terrace – Ideal for relaxing or dining outdoors. ✓ Secure & Private Location – The property is fully fenced with a gated entrance. Prime Location & Accessibility ☐ Located in a peaceful countryside setting, yet close to modern conveniences: ✓ Shops, Restaurants & Schools – Just a few minutes' drive away. ✓ Horse Feed & Veterinary Services – Directly delivered to the estate. ✓ La Marina & Guardamar Beaches – Only 15 minutes away (ideal for horse riding on the beach!). ✓ Alicante International Airport – Just 25 minutes by car. Key Property Features at a Glance: ✓ 299 m<sup>2</sup> Built | 233 m<sup>2</sup> Usable Space | 10,072 m<sup>2</sup> Plot ✓ 3 Bedrooms | 3 Bathrooms ✓ Licensed Private Equestrian Facilities ✓ Private Swimming Pool & Sun Terrace ✓ Air Conditioning (Hot/Cold) Throughout ✓ Pellet Stove for Cozy Winters ✓ Guest Accommodation with Separate Entrance ✓ Wine Cellar / Multipurpose Room ✓ Fully Fenced Property with Landscaped Gardens ✓ Luxury Mediterranean Lifestyle in a Tranquil Setting Don't Miss This Unique Opportunity! Whether you're an equestrian enthusiast, looking for a luxury retreat, or seeking an investment property, this exceptional villa in Catral is a rare find. ☐ For more information, additional photos, and videos, contact us today! • Contact Catherine by WhatsApp or Telephone on +34-602627580 • Send us an E-mail at sales@redrosepropertyspain.com • Use our website form.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Versorgungsraum  
air conditioning hot and cold  
Security - Safe

### Pool

Privat

### Einstellung

In der Nähe von Geschäften  
In der Nähe der Stadt

### Zustand

Exzellent