



# Villa for Sale in Catral With Licensed Private Equestrian Facilities

549.500 €

Referentie: RRPDCI002 Slaapkamers: 3 Badkamers: 3 Plotgrootte: 10.000m<sup>2</sup> Perceelgrootte: 299m<sup>2</sup> Terras: 120m<sup>2</sup>





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## 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](mailto:sales@redrosepropertySpain.com)
- Use our website form.



## Kenmerken:

### Extra's

Overdekt terras

Privé Terras

Berging

Ensuite badkamer

Dubbele beglazing

Inbouwkasten

Bijkeuken

air conditioning hot and cold

Security - Safe

**Zwembad**

private Pool

### Ligging

Dicht bij winkels

Dichtbij stad

### Huidige Staat

Uitstekende conditie