



Equestrian property

12 bedrooms

10 bathrooms

 1,806 m<sup>2</sup>

 93.85 hectares

 Private

**REF: ICX 1176**

## Castilblanco de los Arroyos

**€2,500,000**

You enter the farm after leaving the tarmacked road on a 500 meter long, well maintained private track. The interior of the farm is well connected with many tracks and lanes giving access to all areas of the farm. On the perimeter of the farm a wide fire break and security zone has been built. The farm is completely fenced and in its interior there are several enclosures of various sizes.

All farm buildings (total built area 20.000 sq f) are less than 6 years old and are in perfect condition. The main house has been designed in the typical andalusian style of a "cortijo" with an area of 1.266 m<sup>2</sup> (14.000 sq f) enjoying lovely views into the Seville mountain range.

The building is grouped around a large open patio of 300 m<sup>2</sup> and includes 5 double bedrooms, 3 junior suites and the master suite. There are a total of 8 bathrooms. The main lounge (80 m<sup>2</sup>) boasts an immense 2 x 2 meter open fire place and the other lounge / dining room (60 m<sup>2</sup>) also has an open fire place. The kitchen with dining area (50 m<sup>2</sup>) is completely fitted and equipped and also has a fire place and an adjoining larder.

Finally, there is a 10 m<sup>2</sup> wine cellar.

The house keeper's house (110 m<sup>2</sup>) includes three bedrooms, 2 bathrooms, a kitchen and lounge-dining room with adjoining patio.

There is a large garage (30 m<sup>2</sup>) and a huge swimming pool (40 x 10 meters) with beach. The magnificent 400 m<sup>2</sup> covered terrace boasts a professional barbecue as well as a generous sitting and dining area.

The stable yard includes 8 horse boxes with automatic drinking troughs, a 20 m<sup>2</sup> tack room, rest rooms, a maintenance room, a store room, horse showers and a 45 m<sup>2</sup> yard for the horses. The hay and horse feed barn measures 250 m<sup>2</sup>.

Only the best materials were used in the construction. All rooms have under floor heating as well as warm and cold air-conditioning. All buildings dispose of state-of-the-art security systems.

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