



Equestrian property

3 bedrooms

2 bathrooms

 146 m<sup>2</sup>

 2,500 m<sup>2</sup>

 Private

**REF: ICX 1223**

## La Puebla del Rio

**€380,000**

A fabulous equestrian property with horseboxes for sale south of Sevilla, near naturepark Coto Donana.

This well kept property is located close to the quaint village of La Puebla del Rio on the outskirts of the national park of El Coto de la Doñana.

The property is set on a plot of 2.500 m2 plot with a large covered parking area. Opposite is a barn for storing straw and horse feed.

To the lower area of the grounds are the stables with four 3x3m loose boxes, paddock and covered shelter, tack room and a wash area for the horses. The property offers endless and interesting riding tracks into the park and up to the white beaches of the Atlantic Ocean.

The comfortable villa with a built area of 145 m2 has a cosy living room with open fire place, a fully equipped kitchen with breakfast corner, a master bedroom with ensuite bathroom and another 4 bedrooms sharing a family bath.

The area separating bedrooms 4 and 5 serves as an office. Living room and bedrooms have warm/cold air conditioning and the bathrooms have heated towel rail units.

The basement has the garage, storage room, separate toilet with shower, washing machine and freezer. The villa is connected to mains electricity and internet and the water comes from the community well.

The covered terrace offers beautiful views over the 5m x 10m pool and the gardens with its eucalyptus and many fruit trees.

The village of La Puebla del Rio offers excellent shopping facilities, restaurants and schools. There is a bus service into Seville and the international airport of Seville can be reached in 35 minutes.

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