





Equestrian property

4 bedrooms

2 bathrooms

 512 m²

 2.70 hectares

REF: ICX 1095

Alcala de los Gazules

€1,100,000

This is an excellent opportunity to purchase a well priced, successful equestrian establishment in the province of Cadiz.

The property is situated in a small hamlet surrounded by the magnificent scenery of Alcornocales National Park with approximately eight acres. Presently used by the owners as an international dressage training centre and livery yard but suitable for most equestrian pursuits.

The property comprises living accommodation in three very attractive buildings surrounding a common patio and garden area.

House one is single storey and has a kitchen, living room and open fireplace, three single bedrooms and a bathroom.

House two is single storey with planning permission to add a second floor. Presently used as a large living area with fireplace, dining area and American kitchen.

House three is on two storeys and comprises entrance hall and large fully fitted bathroom downstairs. Upstairs is a double bedroom. Outside is a patio area with mature plants, dog kennels and summerhouse.

The equestrian facilities have a separate entrance and are comprised of grazing paddock, outdoor school, 70x30m laid to sand, indoor school, 40m x 25m laid to sand, 26 loose boxes, each with automatic water dispensers, in covered yard, two tack rooms, barn area, two lunging corrals, outdoor horse showers and toilets.

The property has mains electricity to all parts, telephone line, mains water supply plus a private well. Ample parking area.

Located in South-West Andalucia, on the edge of the Nature reserve of Los Alcornocales, where the fighting bulls and the famous pure bred Spanish horses are to be found, within sight of the Sierra de Cadiz. The surrounding scenery is the perfect setting to enjoy long rides out.

The nearest airport is Jerez do la Frontera and also Gibraltar and Seville airports are within a one hour 15 minute drive.

*Please note that we have not seen this property ourselves and rely directly on photos and details provided to us. We therefore cannot accept any responsibility for the contents of this listing.

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