




Equestrian property

6 bedrooms

5 bathrooms

 380 m<sup>2</sup>

 9.80 hectares

 Private

**REF: ICX 1248**

## Malaga

**€3,000,000**

The marvellous house comprises six bedrooms and five complete bathrooms. It has central heating in all rooms and all the bedrooms all benefit from air conditioning.

The house has a garden that occupies about 2.000sq meters on the highest part of the small farm. The rest of the acreage is either dedicated to stables and horses or to nature.

At a distance of approximately 25 meters from the house is the swimming pool and gym area.

Within the grounds there are stables for eleven horses with two tack rooms and a bathroom. On top of the stables there is a two bedroom house with additional bathroom for the caretakers. The actual caretaker have been with us for 16 years. They are from the Ukraine.

Facilities for the horses include;

Walker for four horses, covered riding arena of 62 meters by 22 meters with Geotextile surface, fully illuminated for night riding and fixed irrigation system; grain silo, interior hay loft, showers and a single heated stable for showered horses in winter. There is a lunging arena, 3 built paddocks and a lot of unused land for many more.

The measurements for the equestrian block, including the Caretaker accommodation are:

Bottom floor tack room, bathroom, office and 7 interior boxes:

143m2

Top floor: Caretaker/Grooms accomm 50m2

Exterior boxes : 4 boxes and tack room 57m2

On the side there is a Chicken pen and small pond for fish, turtles and ducks.

The farm is connected to the city of Malaga water mains and it also has two wells that provide water during the fall, winter and spring seasons. The house has two water deposits.

We have more photos and a video on file so please email for more information.



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