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449.000€



Beautiful Rural House with Pool in Pinoso. Rustic Property for Sale – A Dream for Horse Enthusiasts This charming country house offers the perfect blend of modern comfort and rustic charm, set on a spacious 10,656 m<sup>2</sup> plot. Ideal for those with horses or a love for the countryside, the property boasts high-quality equestrian facilities, newly installed features, and extensive amenities. Main House (164 m<sup>2</sup>)- 3 Bedrooms, 2 with built-in closets.- 2 Bathrooms, one featuring a bathtub.- Spacious living room with a gas fireplace and an open-plan kitchen.- Consistent ceramic flooring throughout the home.- Large enclosed porch with sliding windows, perfect for year-round use.- Central heating powered by oil.- All windows equipped with mosquito nets and double glazing for comfort and efficiency. Outdoor Features- Equestrian Facilities:- Two horse stables with walk-in access, built with galvanized steel and recycled plastic.- A tack room for saddles and other gear (can double as an extra stable).- Newly built barn, versatile for hay storage, workspace, or additional stabling.- High-quality fencing surrounding the horse paddock.- A separate area of the plot designated for additional horse space, fully equipped with water and electricity. Gardens and Agricultural Use:- 70 newly planted olive trees with irrigation.- A fenced area for growing vegetables.- A shed for keeping chickens. Recreational and Practical Spaces- Outdoor Kitchen (18 m<sup>2</sup>): Fully equipped with a gas stove, dishwasher, microwave, fridge, and adjoining a large terrace with a built-in BBQ.- Swimming Pool: 10x5 meters, featuring a newly installed pump.- Garage:- Casita: A small guest house with a bedroom and bathroom (new in 2023).- Wooden Chalet: Offers additional storage or living space.- Outdoor Toilet for added convenience. Additional Amenities- Solar Panels: Recently installed with a new battery system for energy efficiency.- Security System: New cameras with remote monitoring and automatic outdoor lighting.- Automatic Gate: Equipped with a newly installed motor for easy access.- Water and Electricity: Irrigation water with two large, automatic tanks and mains electricity.- Electric Car Charging: Pre-installed connection for EVs. Location Situated in Lel, this property offers breathtaking natural surroundings while being easily accessible. Price €449,000 – all paperwork is in order, ready for a smooth sale. This is a unique opportunity for horse lovers, with top quality, brand new facilities that cater perfectly to equestrian needs.

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|  4 slaapkamers                       |  3 badkamers              |  164m <sup>2</sup> Bouwgrootte |
|  10.656m <sup>2</sup> Perceelgrootte |  Zwembad                  |  Cess Pit / Septic Tank        |
|  Not Furnished - By Negotiation      |  Garage                   |  Terrace                       |
|  Barbecue                            |  Alarm System             |  Annexe / Guest House          |
|  Fireplace - log burner              |  fenced plot              |  Summer Kitchen                |
|  Equestrian                          |  walking distance to town |  Double glazing                |
|  Electric gates                      |  Solar Power              |  Central Heating               |
|  Mains Water                         |  Mains Electric           |  Fast Internet & Phone         |



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