

## 4 sovrum Lantställe till salu i Lel, Alicante

449.000€



### 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.

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|---|---|--|
|  4 sovrum                         |  3 badrum      |  164m <sup>2</sup> Bygg storlek |
|  10.656m <sup>2</sup> Tomtstorlek |  Barbecue      |  Airconditioning                |
|  Terrace                          |  Garage        |  Central heating                |
|  Alarm system                     |  Fireplace     |  Guest house                    |
|  Electric gates                   |  Equestrian    |  Fenced plot                    |
|  Mains electric                   |  Mains water   |  Walking Distance To Town       |
|  Cess Pit / Septic Tank           |  Pool: Private |  |