



**Property type :** Villa

**Location :** Pinoso

**Area :** Alicante

**Bedrooms :** 5

**Bathrooms :** 5

**Swimming pool :**

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Garage

**House area :** 315 m<sup>2</sup>

**Plot area :** 33445 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 45 mins

**Golf :** 30 mins

- ✓ Summer Kitchen
- ✓ Water Deposit
- ✓ Electric Gates
- ✓ Equestrian
- ✓ Barbecue
- ✓ Terrace
- ✓ Cess Pit / Septic Tank

- ✓ Mains Electric
- ✓ Central Heating
- ✓ Solar Power
- ✓ Fenced Plot
- ✓ Satellite Dish
- ✓ White Goods

- ✓ Mains Water
- ✓ Air Conditioning
- ✓ Double Glazing
- ✓ Fireplace - Log Burner
- ✓ Utility Room
- ✓ Not Furnished - By Negotiation

### Exceptional Large Equestrian Estate with REGA Licence and Luxury Retreat Features

We are delighted to present this remarkable property, a spacious residence with full equestrian facilities and a coveted REGA licence, nestled in the serene Spanish mountains. Set on a sprawling 33,445m<sup>2</sup> plot of land, this stunning home boasts 315m<sup>2</sup> of living space, a generous 550m<sup>2</sup> of total construction, including a large games room and a beautifully appointed summer kitchen. With breathtaking mountain views, this estate offers the perfect combination of luxury, privacy, and convenience—only a short drive from the affluent town of Pinoso and walking distance to the charming village of Cañada del Trigo.

Upon arrival, you are welcomed by an expansive, beautifully landscaped driveway leading to an electric entrance gate. The entire property is surrounded by stylish printed concrete driveways, providing easy access to all areas of the estate, including the ample parking spaces. The games room is a standout feature, with a built-in bar, pool table, and electrically operated awnings that allow for year-round use, making it an ideal venue for social gatherings, particularly in the cooler months. Adjacent to the games room is the spacious summer kitchen, enclosed with glass curtains to offer stunning, panoramic views of the valley, ensuring it's a versatile space that can be enjoyed throughout the year. The large 10x5m heated swimming pool is situated in front of the games room and summer kitchen, offering a relaxing area to enjoy the outdoors. Paved walkways then guide you to the main house, which is designed around a central glazed-in area that provides a cozy yet bright space. This unique layout creates easy access to various parts of the home while maintaining a sense of flow and openness.

Inside, the main house is thoughtfully designed, with distinct zones that offer both privacy and functionality. The master en-suite is located on one side of the home, while additional en-suite bedrooms are situated on the other. Near the entrance, you'll find an additional bedroom currently used as an office, along with a convenient family WC. The property is connected to mains water and electricity, supplemented by a 17-panel solar system generating 6.5kW, ensuring low electricity bills and an eco-friendly lifestyle.

For equestrian enthusiasts, the estate offers separate, fenced stables featuring two stables, three haylofts, a tack room, and a 40x20m sand arena (ménage)—perfect for training and riding.

If you're seeking a luxurious, high-quality lifestyle in a breathtaking setting, this property is a true gem. We highly recommend scheduling a viewing to fully appreciate everything this exceptional estate has to offer.