

## Commercial Premises for sale

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Price: €2,500,000

Bedrooms: 4

Bathrooms: 3

M2 Living: 900<sup>2</sup>M2 Plot: 43000<sup>2</sup>

M2 Terrace: -

Address: Javea, Alicante

Unique opportunity to purchase an equestrian centre complete with bar/restaurant, apartment for employees and a private villa, all located on a flat plot in the peaceful countryside of Javea with lovely views to the mountains and the magnificent Montgo natural park. The property is situated on a 43,000m<sup>2</sup> plot with direct access, a private well, mains water supply and mains supply electricity, ten minutes drive from the town and beaches of Javea and about a sixty minutes drive from the airports in Alicante and Valencia. The present owners have owned the centre since 1994 and now have a successful established business, well known for promoting equestrian sports and classical riding.- The property includes three different areas:- 1. There is a large "Dutch barn" stable building which has 40 horse boxes of 3m x 3m with automatic watering device, a workshop, storerooms, lockers, shower room and a shop. The horse riding facilities occupy about 35,000m<sup>2</sup> of land with electric fences which includes two riding arenas of 20m x 40m, a jumping arena of about 4,000m<sup>2</sup> with night lighting, two lunging arenas, an amazing cross country circuit of 20,000m<sup>2</sup>, a tennis court and an apartment for two employees. There are also 24 outside covered stables with automatic watering device and electric fences.- 2. The bar/restaurant has 140m<sup>2</sup> which includes a dining area for 50 people, kitchen with equipment and a store room. There is also ample outside terracing, a summer kitchen with barbecue, childrens playground and garden, ideal for alfresco dining. The first floor of the building has an apartment of 90m<sup>2</sup> with an outside terrace of approximately 50m<sup>2</sup>.- 3. The owners villa is 300m<sup>2</sup> build on a separate and private 8000m<sup>2</sup> plot. Situated in a beautiful walled Mediterranean garden with private driveway, parking for two cars plus a two car carport. This villa has a private well providing approximately 20,000 litres of water a day. The villa consists of an entrance porch, an open plan living/dining room with feature fireplace, an open kitchen with a large walk-in larder, a total of four bedrooms, three bathrooms, one with a sauna and another with a jacuzzi, and a guest toilet. Part of the villa is a separate guest apartment with a bedroom and bathroom. Outside there is a large open area, pool terrace and a 10 x 5m pool with cover, ideal for all year swimming.- This property is unique, free of debt and fully licenced and presents the new owner a wonderful opportunity and lots of potential for expansion.- For further information please do not hesitate to contact us.- This is just one of the many Spanish properties that we have to offer on the Costa Blanca in the Alicante province. If you are looking for an apartment, townhouse, villa, new build villa, country house or a plot to build your own property, we have them all, and we also offer a property finder service to help you find the property that is perfect for you. If you cannot find what you are looking for on our website please contact us with your criteria and your budget and we

will do our very best to assist you.

