



Property type : Country house

Facing : South

House area : 500 m²

Location : Rojales

Parking : Closed garage

Plot area : 10800 m²

Bedrooms : 4

Bathrooms : 4

- ✓ Laundry
- ✓ Airconditioning
- ✓ Alarm system
- ✓ Storage Room
- ✓ Terrace
- ✓ Fireplace
- ✓ Fenced
- ✓ Barbecue

This country estate offers a lifestyle opportunity with vast potential. The main house was constructed in 2006, and spans three floors and offers a blend of spacious living areas and extensive outdoor facilities, designed to cater to family life and entertainment.

The ground floor spans 186m² and features a large country-style kitchen, perfect for those who enjoy cooking and entertaining. The kitchen opens onto a spacious Naya (covered terrace), which measures 68m², providing a seamless indoor-outdoor living experience. The Naya includes a wood-fired oven, sitting area, and dining space, making it ideal for gatherings with friends and family. There is also a generous lounge-dining room with an open fireplace, creating a warm and inviting atmosphere, with double doors that lead to the Naya. Additionally there is the first of the double bedrooms, and a family bathroom.

On the first floor, there are three large double bedrooms, one of which has the potential to be divided into two separate rooms, offering flexibility for larger families. Each bedroom features built-in wardrobes and double doors that open onto a full-length terrace, where you can enjoy beautiful views of the landscaped gardens and the 107m² swimming pool. The first floor also includes a well-appointed family bathroom. The layout of the upper floor, which measures 80m², maximizes space and privacy for family members or guests.

The basement, covering 190m², is currently utilized as a garage and a large family entertainment space, complete with its own bathroom. This area offers flexibility and could be converted into additional living space, subject to planning permission, or used for recreational purposes.

Set within the grounds is a large 107m² swimming pool, complete with a waterfall feature. While the pool is in need of renovation, it holds the promise of being transformed into a stunning outdoor retreat. There is also a separate barbecue area, providing the perfect setting for outdoor dining and summer entertaining.

Away from the main living areas, there are several outbuildings that significantly enhance the estates value and offer multiple business opportunities. The outbuildings feature stables for five horses and a tack room, ideal for those interested in equestrian activities. Additionally, there are two large warehouse units measuring 420m², which could be repurposed for a range of businesses or rented out to generate extra income. Whether you envision an equestrian center, a storage facility, or a rural retreat, these outbuildings offer endless possibilities.

The estate also includes a reservoir, which was previously used to water the gardens and supply the equestrian facilities, making the property self-sufficient in many ways. With such a wide array of features and potential uses, this estate is an ideal investment for those seeking both a family home and a business venture.

