



**EQUESTRIAN HORSE PROPERTY FOR SALE WITH STABLES AND RIDING FACILITIES IN ALGARVE, PORTUGAL**

**€ 3.850.000**

**PROPERTY DETAILS**

Bedrooms: 3  
Bathrooms: 4  
Private Area: 675  
Plot Size: 41030  
Gross Area: 675  
Pool: 5x15 mtrs  
Construction Year: 2015  
Energy Certificate: A+



Amazing modern villa with 3+2 bedrooms, located in a very private setting, yet within easy access to local amenities as supermarkets, (top) restaurants as well as the Nobel International school in Porches and the German school. For those looking for a quiet and private hide away location, but still close to the heart of the Algarve, this is the perfect place. The main villa has been designed to capture the combination of indoor & outdoor whereby the interior provides a practical layout for a modern family lifestyle. The property comprises various parcels of land, paddocks, riding arenas and stables. The villa has been built (in 2015) to a very high specification, applying high standards of insulation, both for ceiling and outside walls, under-floor heating and cooling systems, domotica, and all modern luxuries a home can offer. The living area where a large open plan Living / kitchen and dining area, lead out onto the terraces and pool, as well as a separate pantry and side terrace. The open fireplace is centrally located to supply comfort to both living room and kitchen/dining areas. Next to the living room, there is an office (or 4th bedroom) Following the glass hallway and tropical inside garden you will find 2 spacious bedrooms with 1 shared bathroom as well as the master bedroom with a dressing area, toilet and a large bathroom with both bathtub and shower. The basement is composed of 2 sections - a self contained apartment with 2 bedrooms or to be used as gym / cinema room, bathroom, living room and kitchen with separate access to the outside. Furthermore storage areas, garage and a technical room. The swimming pool and terrace areas are accessible from most of the areas of the house. The overflow (5 x

**LAGOA**

Rua Ernesto Cabrita, Edifício Vales L/A  
8400-387 Lagoa - Algarve

**VILAMOURA**

Avenida Tivoli, B, Bloco 3, R/C Esq  
8125-465 Vilamoura - Algarve

**LAGOS**

R. Dr. José Francisco Tello Queiroz, L 3, R  
Loja R, 8600-707 Lagos



covered, and also has an outside heated shower and toilet/ shower. There is also an outdoor fireplace, an outdoor dining area. The landscaped gardens surround the property to perfection incorporating various centenary oak trees. The grounds are fully fenced with electric gates and security video system. The villa is equipped with a Domotica system, a private elevator, 102 solar panels with 5 x 16 KW batteries. There are various boreholes and mains water. There are 7 stables with a hay barn, washing area, tack room, and 4 extra stables on extra 2 hectare plot, a 20 x 40 covered riding centre, a 20 x 60 meter ebb & flow and lunging circle, paddocks and several adjacent plots, all included in the sale. There are 30 solar panels for electric consumption which can be also connected to a battery back-up system. From this location, there are trails leading to the nearby beaches (within a 25 minute ride) and abundant trails into the nature between Armacao de Pera and Benagil. The Vilamoura international equestrian centre is only a 30 minutes drive from the property. Property is accessible with a 12 meter (horse/hay) truck.



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**Important notice:** These particulars are not an offer or contract, nor part of one. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, layout plans and distances are for guidance only and should not be relied upon as a statement of fact. All property details have been provided by the seller and should not be considered factually accurate about the property, its condition or value. Exclusive Living Mediacao Imobiliaria Lda. holds no responsibility to the accuracy of the information and will not be held liable for any errors on any representation on the property. A buyer must not rely on this information without conducting an inspection or hiring professionals for surveys or legal services to verify all details and documentation prior to a property purchase.

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