



## Hunting & Equestrian Estate - Finca - Riverside - 950 HA/ 1500HA - Spanish/Portuguese Border



### Info Agente

Nombre:	Soraia Pinto
Nombre	Arrabellimmo
empresa:	Terrasses&Jardins
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 7,627,672.6

### Ubicación

País:	España
Estado/Región/Provincia:	Andalucía
Ciudad:	Huelva
Dirección:	San Silvestre de Guzmán
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### Descripción:

An exceptional country and hunting estate of 950 hectares, located approximately 30 to 40 minutes from the beaches and golf courses of Huelva, in Andalusia, southern Spain.

A unique rural residence combining estate living with the coastal lifestyle of Huelvas renowned beaches. In the morning, you may enjoy horse riding, explore the finca on foot, by mountain bike or quad; in the afternoon, head to the coast for swimming, kitesurfing, boating or a round of golf, ending the day with a drink and tapas at one of the beach clubs.

The estate extends over 950 cadastral hectares of rolling land, featuring remarkable topography with significant elevation changes. In flat surface equivalent, this corresponds to approximately 1,500 hectares. The strong relief naturally structures the hunting areas and offers spectacular panoramic views. Presence of approximately 30 lakes, with water year-round (both in summer and winter).

The property is fenced, with certain sections requiring reinforcement or adaptation depending on the future owners project. It benefits from a specific administrative authorization allowing the raising or adjustment of the hunting fence if necessary a regulatory advantage that has become rare in Andalusia



and is now particularly difficult to obtain.

The estate also benefits from complete autonomy in water and electricity.

It includes approximately 65 kilometers of maintained internal tracks, providing full and easy access throughout the property and facilitating both daily management and the organization of hunting days.

The buildings represent a total constructed surface area of approximately 1,500 m<sup>2</sup>.

The property also includes numerous ruins, vestiges of the former village, offering remarkable potential and perfectly adaptable to numerous projects.

Main residence of approximately 830 m<sup>2</sup> on several levels, with 9 bedrooms and large reception areas, complemented by porches, terraces, patios and a solarium.

Guest house of approximately 93 m<sup>2</sup> with 3 bedrooms.

Staff house of approximately 150 m<sup>2</sup> with 3 bedrooms.

Trophy room (50 m<sup>2</sup>), office (23 m<sup>2</sup>), cutting and storage room (50 m<sup>2</sup>), ham curing room (60 m<sup>2</sup>).

Equestrian facilities including 6 boxes, tack room, technical rooms and patios (340 m<sup>2</sup>).

Agricultural barn of approximately 550 m<sup>2</sup>.

Pigsty of approximately 173 m<sup>2</sup> for 20 to 25 pigs.

The renovated or newly built houses are sold furnished. The land is sold with agricultural equipment and hunting vehicles.

The estate has two separate entrances. It features gently sloping land down to the Guadiana River, ideal for picnics, fishing or other water activities. Possibility to install a removable floating dock and a boathouse.

Palm trees line the entrance leading to the main house. A beautiful old fortified enclosure or corral now shelters Spanish donkeys. The house is surrounded by a lush park with mature trees.

The estate's natural food resources ensure a significant population of wild animals. Deer typically inhabit the steep hills, moving among rocks and sheltering under eucalyptus trees. They descend to the meadows to graze and drink from one of the estate's 30 lakes. Wild boar prefer the lower areas, under holm oaks and within dense rockrose bushes.

Currently, two driven hunts (monterías) are organized each year. A good population of partridge is also present. It is one of the rare fincas in Spain where wild partridge is hunted two days per year.

Estimated population:

300 to 400 deer and fawns

200 to 250 wild boar

400 to 500 wild partridges

30 to 40 domestic pigs

Vegetation includes olive trees, holm oaks and eucalyptus.



The panoramic views are breathtaking from every part of the estate. Oaks, meadows, lakes and views over the Guadiana River create an exceptionally beautiful natural setting.

Numerous golf courses nearby

Faro International Airport approximately 1 hour

Seville International Airport approximately 1h30

Islantilla shopping center 31 minutes away - REF: AP020

Nuevo: No

## **Común**

Dormitorios: 15

Baños: 11

Tamaño del lote: 9500000 m2

## **Lease terms**

Date Available:

## **Información adicional**

Virtual tour URL: <https://matterport.com/discover/space/UuPGLccgWj8>

## **Contact information**

IMLIX ID: AP020

