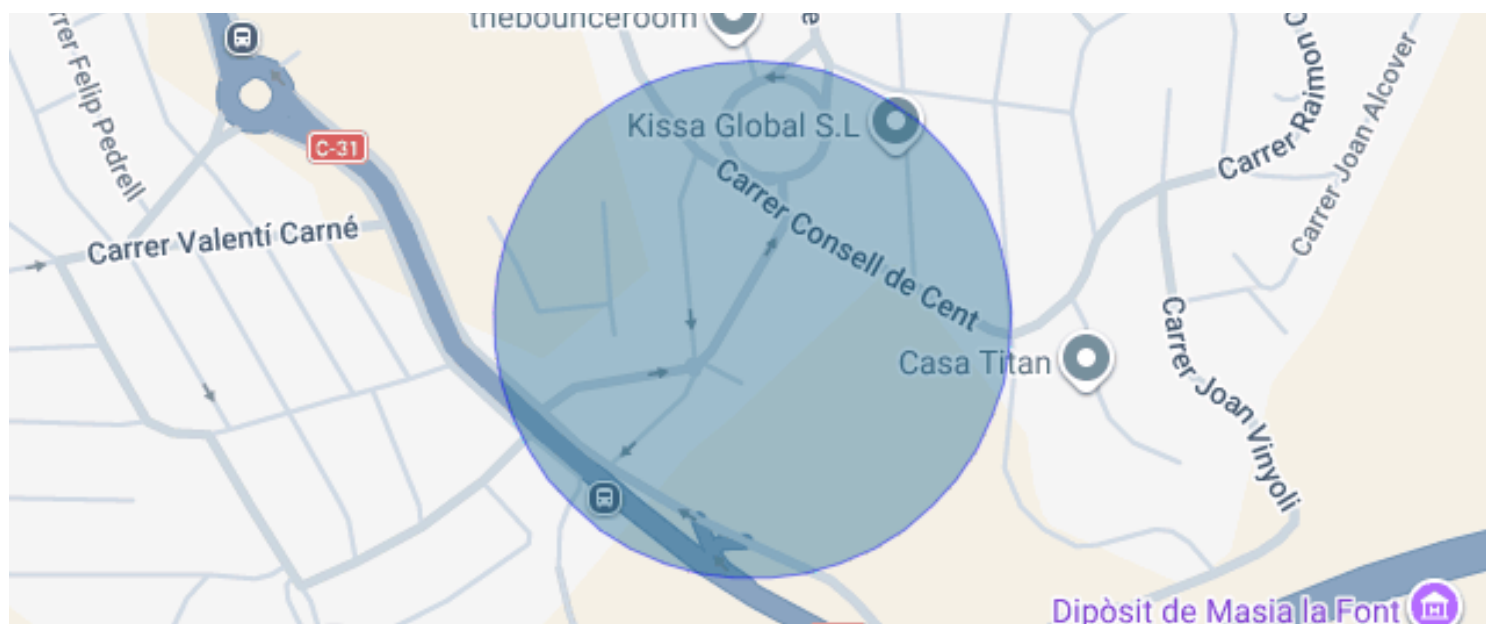




## EQUESTRIAN ESTATE FOR SALE IN EL VENDRELL

La Muntanyeta / El Vendrell

<b>Price</b>	<b>€1,280,000</b>	✓ Pool	✓ Air conditioning
Sur. built	273 m <sup>2</sup>	✓ Heating	✓ Sea views
Sur. util	185 m <sup>2</sup>	✓ Backyard	✓ Fireplace
Bedrooms	5	✓ Parking	✓ Terrace
Bathrooms	3	✓ Balcony	✓ Built in closets
Plot	23.345 m <sup>2</sup>		
Energy classification	F		
Energy performance index	306.00 kw h/m <sup>2</sup> year		
Emissions rating	F		
Emissions	78.00 co/m <sup>2</sup> year		
Year of construction	1978		



## La Muntanyeta / El Vendrell

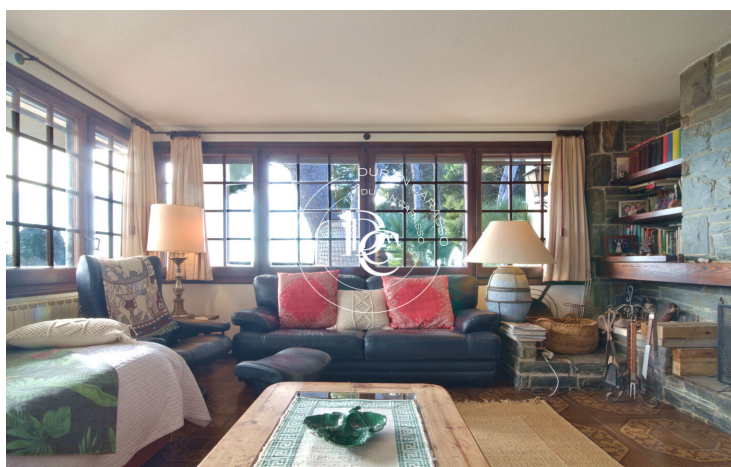
The property spans 23,000 square meters and is fully fenced. It stands out for its unique location, less than 4 km from the sea, close to the beaches of Calafell and Sant Salvador in Catalonia. It also offers direct access to the AP-7 motorway, connecting to Barcelona in just 40 minutes. The area benefits from full urban infrastructure, including supermarkets, medical centers, and other services, all located within 1 km.

The estate features a natural groundwater supply providing over 20,000 liters per hour across the entire property, making it especially suitable for equestrian activities.

The grounds include well-maintained gardens with trees such as carob trees, native palm trees, and pines, as well as a tennis court, a 22 by 11 meter swimming pool in good condition, seven fully equipped horse stalls, and an American-style riding arena.

Inside, the property offers large windows and an open-plan layout, with high-quality wood finishes and rustic elements that reflect its equestrian character. It also includes a spacious wine cellar and generous communal areas.





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.