

240-02762P  
Available

## SAN MARTIN DEL TESORILLO

**6,000,000€**



Set amidst the tranquil natural beauty of Montenegro Alto, this remarkable equestrian finca presents a rare opportunity to acquire one of southern Spain's most authentic countryside estates. Perfectly positioned just a short drive from Sotogrande and the Costa del Sol, this property offers total privacy, exceptional scale, and limitless potential for equestrian, agricultural, or eco-luxury development. Spanning an impressive 801,000 m<sup>2</sup> (80.1 hectares) of gently rolling terrain, the estate features a private polo field, groom's cottage, multiple stable blocks with individual boxes, and vast open countryside ideal for hacking and trail riding. The landscape includes fertile plains and wild woodland — a perfect foundation for pistachio cultivation, sustainable rewilding projects, or the introduction of native deer to restore the natural ecosystem. At the heart of the property lies a beautiful Andalusian-style finca, offering 948 m<sup>2</sup> of built space arranged around a charming central courtyard that overlooks the swimming pool and the surrounding mountains. The property blends rustic character with renovation potential, making it an ideal canvas for transformation into a luxury equestrian retreat or boutique countryside estate. The main residence features a spacious open-plan kitchen, dining, and living area with double doors opening to the courtyard, creating a light-filled and inviting flow throughout. A master suite with garden access, three additional bedrooms, and ample living spaces ensure comfort and flexibility. The guest house provides independent accommodation for visitors or staff, while a detached garage and utility buildings add practical storage and workshop space. The existing equestrian infrastructure includes: - Two stable blocks with 10 boxes in total - Multiple fenced paddocks - A fully operational water and electricity supply - Groom's accommodation and service areas - A private polo field surrounded by scenic countryside ...

<b>Interior Size:</b>	948m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	801617m <sup>2</sup>	<b>Price per sqm:</b>	£6,329.11