
Commercial in Gaucín

Reference: R5428207



Bedrooms: 2

Bathrooms: 1

M²: 393

Price: 850,000 €

Status: Sale

Property Type: Commercial Parking places: by request

Printing day : 27th August
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Overview: **Finca San Sebastián – 38 Hectares of Equestrian Paradise in Southern Andalucía**

38 hectares of breathtaking countryside, Finca San Sebastián offers an exceptionally rare opportunity to create one of the finest private equestrian estates or lifestyle retreat businesses in Southern Spain.

Located in the municipality of Gaucín, just 20 minutes inland from the world-renowned luxury resort of Sotogrande and only 8 minutes from Jimena de la Frontera, this remarkable estate combines absolute privacy with excellent accessibility. Access is directly from the Gaucín– San Martín de Tesorriño Road leading via a gentle private track into a secluded and idyllic valley.

A crystal-clear stream borders the property, the estate enjoys abundant water resources, fertile soils, and a spectacular natural setting. The land is entirely free from flood risk and benefits from four private wells, mains water and electricity.

A True Horse Lover's Dream

This is exceptional horse country.

The estate comprises approximately 38 hectares of rolling, undulating pastureland, creating the perfect environment for equestrian pursuits. Unlike many rural properties, the terrain is free from deep ravines or steep barrancos, allowing riders to enjoy uninterrupted gallops across sweeping green meadows.

Mature trees provide extensive natural shade throughout the property, including magnificent 200-year-old Algarrobo trees, together with wild olive, ash and oleander. The result is a landscape ideally suited for horses, cattle and other livestock.

The entire estate is securely enclosed with 1.5-metre livestock fencing, creating a safe and manageable environment for equestrian activities.

Whether your dream is a private horse farm, breeding operation, riding school, polo training facility, endurance yard, or luxury equestrian retreat, the possibilities here are extraordinary.

A Spectacular Lifestyle and Business Opportunity

The existing buildings provide the perfect foundation for a substantial renovation project.

The principal farmhouse currently comprises:

- Large open-plan living, dining and kitchen area
- Traditional fireplace
- Beautiful pitched ceilings with exposed beams
- Two bedrooms
- Separate shower room and toilet (External)
- Traditional patio

Additional buildings include:

- Two almacenes (storage buildings)
- Large agricultural nave suitable for hay and machinery storage
- Covered feeding area with excellent potential for conversion into stables

The property also features a traditional stone-walled corral and an original **"manga"**, a natural stone livestock handling corridor historically used for moving and managing cattle.

A Remarkable Piece of Andalusian Heritage

One of the estate's most captivating features is its historic grain mill.

Constructed entirely from natural stone and retaining many original elements, including feeding troughs and agricultural features, this beautiful building represents an increasingly rare piece of authentic Andalusian history. Unspoilt and untouched, it offers enormous potential for restoration as guest accommodation, event space, wellness facilities, or a unique architectural centrepiece.

Nature at Its Finest

The setting is simply magical.

Birdsong fills the air throughout the day, wildflowers carpet the fields in spring, and the gentle sound of the Arroyo de las Gallinas stream creates a peaceful backdrop year-round.

The combination of abundant water, fertile pasture, mature woodland and complete privacy creates a sanctuary for both people and animals.

Endless Potential

Finca San Sebastián presents a unique opportunity to create:

- A prestigious private country estate
- A luxury equestrian centre
- A horse training or breeding facility
- A wellness and nature retreat
- Rural tourism accommodation
- A regenerative farming or lifestyle project

For those seeking space, nature, history and the freedom to create something truly exceptional, this magnificent estate offers the chance to establish a private paradise in one of Andalucía's most beautiful and unspoilt locations.

Features: