Finca - Cortijo in Chiclana de la Frontera

€1,500,000

Chiclana de la Frontera, Cádiz

Bedrooms: 4 | Bathrooms: 4 | Plot: 12000 m² | Built: 1887 m²









Overview

Located in the heart of Chiclana de la Frontera, in the province of Cádiz, Andalusia, Yeguada El Chaparral represents a unique investment opportunity in an equestrian, gastronomic, and rural estate with authentic Andalusian character. Set on approximately 12.000 sqm, the property blends tradition, versatility, and natural beauty, making it ideal for both professional and residential use. Just minutes away from the iconic beaches of La Barrosa and Sancti Petri, the estate boasts solid infrastructure and significant income potential.

Location:
The estate is conveniently situated just 5 km from the most sought-after beaches of the Costa de la Luz and adjacent to the prestigious Novo Sancti Petri resort. With quick access to the province's main roadways, it lies only

30 minutes from Cádiz city and 45 minutes from Jerez Airport, ensuring excellent connectivity for both local and international tourism.

The property includes five main buildings:

A 500 m² restaurant, featuring a carefully curated rustic design. It includes a reception area, bar, two separate dining rooms, a fully equipped kitchen, two cellars (front and rear), and expansive outdoor patios.

The Granero (500 m²), a multifunctional hall ideal for events, exhibitions, celebrations, or training activities, with kitchen and restroom facilities.

A 200 m² dance hall with a covered patio, suitable for performances, presentations, or private gatherings.

Horse stables (150 m²), fully functional and designed for breeding and training purebred horses, with potential for expansion.

The Tack Room (Guadarnés), an auxiliary building for storage.

Additional features include:

A professional equestrian training arena, with a terrace and bleachers for spectators.
Designated parking areas, storage rooms, and maintenance facilities.
Landscaped open-air spaces, ideal for outdoor events or leisure.

The estate is suitable for operations such as:

Equestrian center and riding school
Restaurant and gastronomic venue
Rural accommodation (subject to licensing)
Cultural events, private functions, and celebrations

Exceptional natural and touristic setting:
Surrounded by a rich natural ecosystem of pine forests, marshlands, farmland, and the Laguna de la Paja Nature Reserve, the estate is perfectly suited for nature-based activities such as hiking, horseback riding, and birdwatching. These features enhance the visitor experience and position the estate as a high-end eco-tourism destination.

Ideal investor or buyer profile:

Tourism or agroecological investors
Event promoters
Equestrian professionals
Restaurateurs
Families seeking a recreational estate
Entrepreneurs with a project vision

Yeguada El Chaparral is a truly unique property where the spirit of Andalusia, profitability, and refined rural living converge. Ready to operate. Ready to impress.

The costs associated with the sale of the property, as well as the agency commission, are not included.
Don’t hesitate to contact us to arrange a viewing — this could be your future home.

Amenities

Setting: Close To Town

Orientation: South Facing

Condition: Good Condition

Pool: Private Pool

Views: Mountain Views, Country Views, Urban Views, Street Views

Features: Storage Room, Bar, Stables, Basement

Garden: Private Garden

Parking: Private Parking

Contact

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