

ALHAURÍN EL GRANDE

Villa in Alhaurín El Grande

580,000 €

REFERENCE R4343764

5	2	240 m²	13,500 m²	32 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Country House with Panoramic Views in Alhaurín el Grande. This magnificent and solid country house built in 1991, is located in Alhaurín el Grande, and has a First Occupation Licence. This property, surrounded by exceptional natural beauty, combines tranquillity with convenience, being just a 10-minute drive from the town. It boasts spectacular 360º views and a south-facing orientation, maximising natural light. Property Features • Plot: A fenced plot of 13,500m² featuring a wide variety of trees, including almond, olive, orange, holm oak, fig, loquat, avocado, and other fruit trees. Perfect for those seeking a connection to nature. • House Layout: The property comprises two floors, each with an independent apartment: o Ground floor: ■ 2 bedrooms. ■ Fully equipped kitchen. ■ Spacious living-dining room with a fireplace. ■ Private terrace. o Top floor: ■ 3 bedrooms. ■ Kitchen and living-dining room with a similar layout to the ground floor. ■ Two covered terraces with stunning views. Construction Details • Double-glazed Climalit windows with aluminium shutters and mosquito screens. • Robust double-layer construction with fibreglass insulation, and insulated attic ceilings. Outdoor Spaces • Private heated pool with a heat exchange system. • Barbecue area. • Workshop, firewood storage, and machinery storage. • Independent 25m² storage room. Comfort and Technology • Air-conditioning and central heating via radiators, with a dual system: o Wood-fired boiler with a 2,500-litre storage tank. o Automatic gas boiler as a backup. • Fibre optic internet at 300Mbs and alarm system. • 300-litre hot water tank, heated by 16m² of solar panels or a gas boiler. • Heat exchanger pump for the pool, utilizing excess energy. Water Management • Private well that automatically fills a 16 m³ tank for garden and fruit tree irrigation. • Automatic irrigation system for the lawn and vegetable garden, with a drip system for fruit trees. • Connection to the municipal water network with an additional 13m³ tank for property irrigation. Usage Options This house is perfect for: 1. Two families seeking independent living spaces. 2. Those looking for a property with rental potential, whether for vacation or long-term use. 3. Large families wanting to unify both floors into a single, functional family home. A unique opportunity to enjoy rural living with all modern amenities!

Details

Reference	R4343764	Property Type	Villa
Status	Sale	Price	580,000 €
Bedrooms	5	Bathrooms	2
Build size	240 m²	Plot Size	13,500 m²
Terrace	32 m²	Parking places	by request

Features

Pool, Air conditioning, Mountain views, Private garden, Alarm system, Parking, Resale