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ALHAURÍN EL GRANDE

349 000 €

[redacted] R5012302

# [redacted] Alhaurín El Grande

81 406 m²

[redacted]













## [redacted]

This beautiful plot of land, set in a peaceful and scenic location between Alhaurín el Grande and Coín, just 3km from the main road (an 8 minute car drive) offers a fantastic opportunity for those looking for space, nature, and potential. With charming countryside views and a mix of gentle and steeper slopes, the land enjoys a varied terrain full of possibilities. The property is made up of four individual plots, totaling an impressive 81,000m2. It benefits from access to a community water supply (Viña Borrego), which provides water to many nearby properties. Additionally, the owner has applied for permission from the Junta de Andalucía to drill a private well, the process is ongoing. According to a recent architectural report and current regulations, construction is allowed on the land, with a total permitted built area of 814m2. While building a house is not permitted under current planning rules, it is possible to construct up to three agricultural warehouses, provided the combined size does not exceed 814 m². We would be happy to share the architect's report for further review with your legal advisor. Electricity can be connected to the property, making it a great option for those interested in agricultural or storage use in a tranquil, well-connected location. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeav-ours have been made to ensure that the information given in these particulars is materi-ally correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or repre-sentation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good work-ing order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photo-graphs. 9. Any areas, measurements or distances are only approximate. 10. Any refer-ence to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

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| [redacted] | R5012302 | [redacted] | [redacted] |
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| [redacted] | – | [redacted] | 81 406 m² |
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