

ALHAURÍN EL GRANDE

549 000 €

■■■■■ ■ Alhaurín El Grande

■■■■■■■■ R5067193

3	3	186 m²	860 m²
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Discover this stunning villa just 2 km east of the vibrant village of Alhaurín el Grande. Set on a generous 860 m² flat plot, this beautiful property offers the perfect blend of comfort, pri-vacy, and convenience, ideal as a permanent residence or a low-maintenance holiday home. The main house, laid out on a single level, features two spacious double bedrooms and two modern bathrooms. A large, light-filled living room opens into a stylish, fully equipped kitchen-diner complete with a feature central island and direct access to the sunny terrace. South-facing orientation and expansive windows flood the home with natural light throughout the day. Comfort is assured with air conditioning throughout and underfloor heating in the living room and kitchen. Adjacent to the main residence is a charming guest house, ideal for visiting family or friends. It includes a cozy living area with a kitchenette, a bedroom, bathroom, private ter-race, and a rooftop terrace, all offering complete independence and privacy. Outdoors, enjoy a tranquil lifestyle with multiple terraces, a private chlorine swimming pool, a mature garden providing natural shade, a covered carport for two vehicles and mo-torized entrance gates. The secure and private plot is perfect for relaxation or entertaining. With no community fees, annual council tax of just €413, and rubbish collection at €124, this property offers excellent value. Located at the foot of the scenic Sierra de Alhaurín, na-ture lovers will appreciate the abundance of nearby hiking and cycling routes. A truly special property that combines modern comfort with rural charm, viewings are highly recommended! 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]	R5067193	[redacted]	[redacted]
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