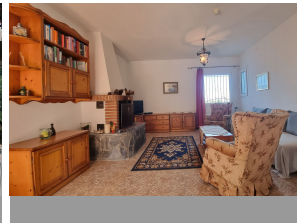


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House in Alhaurín el Grande

Bedrooms **5** Bathrooms **2** Built **240m²** Plot **13500m²**

R4343764 **House** **Alhaurín el Grande** **620.000€**

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 360° 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 300Mbps 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!

Barbeque
Fitted Wardrobes

Barbeque
Private Terrace

Double Glazing
Storage Room