

# ALL IN

real estates



## House in Alhaurín el Grande

Bedrooms **3**

Bathrooms

**2** Built

**192m2**

Plot

**5236m2**

**R5373109**

**House**

**Alhaurín el Grande**

**469.000€**

Nestled on the north side of Alhaurín el Grande, just a short drive from the village and approximately 40 minutes from the airport, this stunning Spanish-style country property offers very good access, complete privacy, and breathtaking countryside and mountain views. Set on a fully fenced plot of approximately 5,000m<sup>2</sup>, the house is surrounded by a beautifully landscaped and colorful garden, along with a wide variety of mature fruit trees, including citrus, avocado, walnut, grapevines, pomegranate, loquat, and fig (with over 90 trees in total). The entire plot benefits from a drip irrigation system, and no insecticides have been used by the current owner. There is also ample space to grow your own vegetables, a true haven for garden lovers. At the bottom of the plot, the property borders a natural stream within a protected nature area, further enhancing the peaceful and private setting. The house is a more than 100-year-old farmhouse that has been carefully restored, modernized, and extended, while retaining its charming rustic character. The property is distributed over two floors. Upon entering, you are welcomed by an inviting entrance hall with access to both the main entrance and a south-facing terrace. This terrace can be enjoyed all year round and features a lovely pergola draped in natural vegetation, creating the perfect space for outdoor living. To one side of the entrance hall is a fully fitted farmhouse-style kitchen with vaulted wooden ceilings, which flows into a cosy living and dining area complete with a traditional log-burning fireplace. From here, a hallway leads to a guest toilet, a family bathroom with shower,

and a comfortable twin bedroom. Further along, you will find a storage room, additional built-in wardrobes, access to the rear terrace and garden, and a second spacious and bright bedroom with its own wet room, located at the end of the 'L'-shaped corridor. Upstairs, the property continues to impress with a second living room featuring wooden beams, wooden flooring, and another log burner, creating a warm and inviting atmosphere. This level also includes a single bedroom with direct access to a spectacular south-facing terrace, offering panoramic views of the surrounding landscape. The property is presented in very good condition and features air conditioning units, underfloor heating in the main ground floor areas, traditional wooden windows with shutters, and an abundance of character throughout.

**Additional Features**

- Fully registered with an AFO certificate (applied for) and biological septic tank.
- Private parking for several vehicles.
- Alarm system with security cameras and internet connection.
- Multiple water sources: mains water, a natural spring, a private well, and irrigation community supply.
- The natural spring and deposit tank is shared with four neighboring properties, who also have the right to draw water from it should they wish to do so.
- Large water storage tank.
- External storage areas.

Outside, next to the main terrace, there is a charming pond area, enhancing the peaceful and natural setting of this unique home. This is a truly special property, ideal as a permanent residence or a tranquil holiday retreat, offering charm, privacy, and authentic Andalusian living. 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 endeavours have been made to ensure that the information given in these particulars is materially 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 representation 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 working 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 photographs.
9. Any areas, measurements or distances are only approximate.
10. Any reference 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.

Mediterranean Homes, on behalf of the vendor, provides this information for guidance purposes only and without any contractual obligation. Details may be subject to errors, changes, availability, or withdrawal without prior notice. Interested parties must independently verify all relevant information. Costs associated with the purchase: Second-hand residential properties — Transfer Tax (ITP) 7%; New residential properties — VAT 10% and Stamp Duty (AJD) 1.2%; Plots of land — Transfer Tax (ITP) 7% or VAT 21% and Stamp Duty (AJD) 1.2%. Notary and property registration fees ? 0.8%; Legal fees ? 1%. ?These ?estimates ?are ?non-binding ?and a reduced ?rate ?or tax benefit may apply. ?The real ?estate agency ?commission ?is included ?in the ?price. ?Additional ?information ?is ?available ?upon ?request.

Covered Terrace

Covered Terrace

Ensuite Bathroom

Fitted Wardrobes

Private Terrace