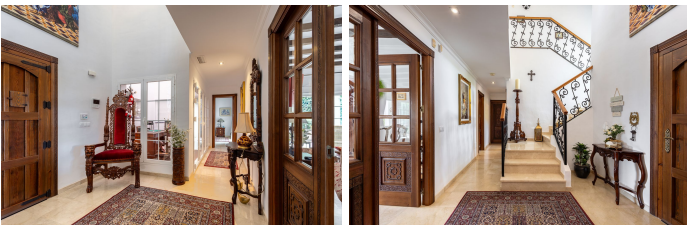


# ALL IN

## real estates



## House in Alhaurin Golf

|                 |          |              |          |                      |              |                 |              |
|-----------------|----------|--------------|----------|----------------------|--------------|-----------------|--------------|
| Bedrooms        | <b>3</b> | Bathrooms    | <b>3</b> | Built                | <b>319m2</b> | Plot            | <b>896m2</b> |
| <b>R5506369</b> |          | <b>House</b> |          | <b>Alhaurin Golf</b> |              | <b>845.000€</b> |              |

Outstanding Alhaurín Golf Villa – With Touristic License! An opportunity to purchase a detached, three-bedroom, 2.5-bathroom villa located within the desirable Alhaurín Golf Urbanisation. This generously proportioned family home is clearly well-loved and maintained by the current owners who have updated and improved the property throughout their ownership. This is one of just 18 detached villa's and is one of the few, if not the most accessible property the golf has to offer. The owners enjoy castle, garden, mountain and National Forest views from most rooms including the three terraces and garden. The living accommodation is distributed over two, generous floors. The flow from room to room feels modern and usable and the light throughout the lower and upper floors is exceptional. On entering the home, you will find a welcoming and attractive entrance hallway leading to the kitchen, lounge, primary bedroom, dressing room, ensuite, home office, guest bathroom, understairs storage, garage and utility room. The entire property is presented in a top-notch condition – no stone has been left unturned in the upkeep and maintenance of this move in ready villa. The fully updated and quality Chef's kitchen which overlooks the garden, pool and terrace is fitted with quality appliances, a dining island and an extensive amount of storage cupboards and drawers. The kitchen leads into the long and wide lounge with access to the pool area, wrap around L-shaped terrace and garden. Of note is the primary bedroom which is surprisingly large, has garden and terrace access and boasts a separate, dressing area

plus an en-suite with shower, side by side sinks and corner bath. The attractive and ornate light filled staircase, leads to the upper floor and access to the two double bedrooms, family bathroom and sunlounge terrace totalling 32m2. Both bedrooms are generous in size and again, boast unusual light and views, plenty of storage and the sense that each room is private and away from the others. Each bedroom has individual, private sun terraces with staggering views. The family bathroom is of high quality and has a separate bath and shower. In addition, the villa has centrally ducted AC serving all lower and upper floor rooms. The owners have recently installed a high-end solar system that provides sufficient power to the home, glass curtains to the dining terrace, updated terrace and outside entrance tiles throughout the property. Outside you will find an attractive and easy to access, heated swimming pool, beautifully maintained landscaped gardens and surrounding terraces. The 6-person hot tub is nestled within the gardens and walled surroundings. The established gardens are professionally maintained, have external lighting, high-tech interior and external perimeter alarm and CCTV system. The plot is fully walled with ornamental ironwork and hedgerow; a double wide electric security gate leads to the 2-car driveway located in front of the one and a half car garage.

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Near Transport

Utility Room

Access for people with reduced mobility

Ensuite Bathroom

Jacuzzi

Private Terrace

WiFi

Covered Terrace

Fiber Optic

Marble Flooring

Solarium