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House in Alhaurín el Grande

Bedrooms	3	Bathrooms	2	Built	192m2	Plot	5236m2

R5520403	House	Alhaurín el Grande	429.000€

Nestled in the beautiful countryside on the northern side of Alhaurín el Grande, just a short drive from the village and approximately 40 minutes from Málaga Airport, this charming Spanish country property is a truly special find. Offering excellent access, complete privacy, breathtaking mountain views and an extraordinary garden, it is an idyllic retreat for those who appreciate nature, outdoor living and the beauty of the Andalusian countryside. A Garden Lover's Paradise The outdoor space is undoubtedly one of the most exceptional features of this property. Set within a fully fenced plot of approximately 5,000m², the house is enveloped by an incredibly lush, mature and beautifully established garden, bursting with colour, greenery and an abundance of fruit trees. With over 90 mature fruit trees, including citrus, avocado, walnut, pomegranate, fig, loquat and grapevines, the grounds offer a wonderful opportunity to enjoy the rewards of your own garden throughout the seasons. The current owner has lovingly maintained the land without the use of insecticides, creating a natural and flourishing environment. For gardening enthusiasts or anyone dreaming of a more self-sufficient lifestyle, this property is an absolute paradise. There is ample space to establish a productive vegetable garden, grow your own seasonal produce or simply enjoy tending to the beautiful grounds. Whether your passion is growing fruit and vegetables, cultivating flowers or creating your own Mediterranean garden, the possibilities here are endless. One of the property's greatest assets is its exceptional abundance of water —

an increasingly valuable and sought-after feature in southern Spain. The property benefits from an impressive combination of water sources, including mains water, a private well, a natural spring and an irrigation community supply. There is also a large water storage tank, and the entire plot is equipped with a drip irrigation system, making the maintenance of such extensive and mature gardens considerably more practical. The natural spring and its storage tank are shared with four neighbouring properties, which also have the right to draw water. Nevertheless, having access to several different water sources is a tremendous advantage, particularly for those wishing to cultivate their own produce and maintain a thriving garden throughout the year. Adding even more charm to this remarkable setting, the lower boundary of the property borders a natural stream within a protected nature area. This beautiful natural backdrop enhances the feeling of seclusion and tranquillity, creating a peaceful sanctuary surrounded by greenery, birdsong and the sounds of nature. The outdoor living areas are equally inviting. A delightful south-facing terrace, shaded by a pergola draped in natural vegetation, provides the perfect setting for leisurely breakfasts, outdoor dining or simply relaxing while admiring the beautiful surroundings. Beside the main terrace, a charming pond adds another lovely feature to the garden's peaceful atmosphere. Despite its convenient location, the property feels wonderfully secluded, with mature vegetation providing a natural sense of privacy. It is the kind of place where you can truly disconnect, enjoy the changing seasons and embrace a slower, more rewarding way of life. A Charming, Restored Andalusian Farmhouse The house itself is an authentic farmhouse dating back more than 100 years, which has been carefully restored, modernised and extended over time while preserving its traditional rustic charm and character. Distributed over two floors, the property offers comfortable and versatile accommodation. Upon entering, you are welcomed into an inviting entrance hall, with access to both the main entrance and the beautiful south-facing terrace. To one side is a fully fitted farmhouse-style kitchen with attractive vaulted wooden ceilings, leading into a cosy living and dining area with a traditional log-burning fireplace. A hallway leads to a guest toilet, a family bathroom with shower and a comfortable twin bedroom. Further along are a storage room, additional built-in wardrobes and access to the rear terrace and garden. At the end of the L-shaped corridor is a second spacious and bright bedroom with its own wet room. Upstairs, the property continues to impress with a second living room featuring exposed wooden beams, wooden flooring and another log-burning stove, creating a wonderfully warm and inviting atmosphere. This floor also accommodates a single bedroom with direct access to a spectacular south-facing terrace, where panoramic views across the surrounding countryside and mountains can be enjoyed. The property is presented in very good condition and benefits from air conditioning units, underfloor heating in the main ground-floor areas and an abundance of authentic Andalusian character throughout. Additional Features Fully fenced plot of approximately 5,000m² offering exceptional privacy. Beautifully landscaped, mature gardens with over 90 fruit trees. Excellent potential for vegetable cultivation and self-sufficient gardening. Multiple water sources: mains water, private well, natural spring and irrigation community supply. Natural spring and storage tank shared with four neighbouring properties, which retain water-drawing rights. Large water storage tank and drip irrigation throughout the plot. Natural stream bordering the lower part of the property within a protected nature area. Charming outdoor pond and several terraces. Private parking for several vehicles. Alarm system, security cameras and internet connection. Biological septic tank. AFO certificate application in progress. External storage areas. Excellent access and a convenient location close to Alhaurín el Grande. A Truly Special Property for Nature and Garden Enthusiasts Properties offering this combination of privacy, established gardens, productive fruit trees and multiple water sources are becoming increasingly difficult to find. This is much more than a charming country home. It is a beautiful, established natural oasis offering the opportunity to enjoy an outdoor lifestyle that

many people dream of picking fresh fruit from your own trees, growing vegetables, spending time in the garden and relaxing in complete privacy, surrounded by nature. Whether you are a passionate gardener, seeking a more sustainable way of life, or simply looking for a peaceful Andalusian retreat with an exceptionally beautiful outdoor environment, this property offers something truly special. A rare opportunity to enjoy authentic country living, where the garden, natural surroundings and precious water resources are every bit as impressive as the home itself. 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.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Private Terrace	Storage Room	