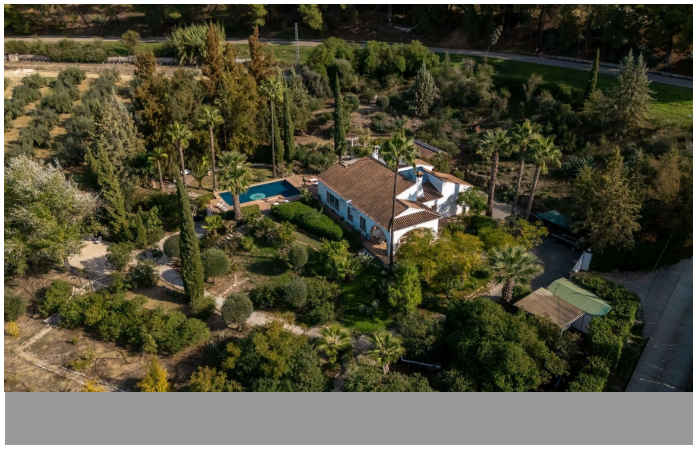
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House in Alhaurín el Grande

Bedrooms	**3**	Bathrooms	**3**	Built	**264m2**	Plot	**16323m2**

R5543599	**House**	**Alhaurín el Grande**	**695.000€**

Set within a private and attractive countryside location in Alhaurín el Grande, this beautifully maintained country property offers a wonderful combination of traditional character, modern comforts and spacious outdoor living. Occupying a generous plot of approximately 16,323m², the property enjoys far-reaching countryside views, mature landscaped gardens and a large adjoining paddock, making it particularly appealing to those looking for a rural lifestyle, with excellent potential for equestrian use or other countryside pursuits. The main house, originally built in 2005 and thoughtfully updated and renovated over the years, has been lovingly maintained by the current owners, who have enjoyed the property for the past 13 years. Full of warmth and character, the accommodation is arranged on one level and features attractive wooden-beamed ceilings, exposed brick arches and large windows that flood the interior with natural light. The spacious living areas have a lovely flow, complemented by a modern fitted kitchen with gas hob and a welcoming living room featuring an open fireplace. There are two generous double bedrooms, both benefiting from fitted wardrobes and their own en-suite bathrooms. Further features include two storage closets, hot and cold air conditioning, central heating, a separate utility room and an integrated ventilation system designed to help maintain a comfortable indoor temperature throughout the year. In addition to the main house, there is a separate one-bedroom guest annex with its own en-suite bathroom. This provides excellent flexibility for visiting family and friends, independent accommodation or

potential guest use. Outside, the property really comes into its own. Electric gates open onto the beautifully landscaped grounds, with established mature trees, a selection of olive and fruit trees and attractive seating areas. A covered terrace provides the perfect setting for outdoor dining, while a dedicated barbecue area is ideal for entertaining. The impressive 10-metre swimming pool is south-facing and benefits from an air-source heat pump, providing both heating and cooling. There is also an adjoining paddock, with the land fully fenced around the house and paddock area, offering excellent possibilities for those with dogs, horses or other animals. Additional facilities include pétanque court, two storage rooms, an open-sided carport and an underground water cistern. Energy efficiency is another particularly attractive feature of this property. The house benefits from an extensive solar installation comprising 29 solar panels and two batteries, helping to keep running costs exceptionally low, with scope to expand the battery capacity if required. The property is connected to mains/community water and also benefits from a 3,000-litre storage tank and reverse osmosis water filtration system. An alarm system with additional garden movement sensors provides further peace of mind. Despite its private countryside setting, the property is conveniently located approximately 10 minutes from Alhaurín el Grande, 13 minutes from Coín and around 25 minutes from Málaga city and airport. The beaches of the Costa del Sol are also within approximately 30 minutes. A charming and beautifully presented country home offering privacy, character, modern ?energy-efficient ?living ?and ?excellent ?outdoor space, with ?the ?added benefit of a separate ?guest annex ?and adjoining ?paddock. ?A wonderful opportunity to ?enjoy ?the ?Andalusian ?countryside ?without ?sacrificing ?convenience.