



## Finca - Landelijk landgoed te koop in Alhaurín el Grande, Alhaurín el Grande

580.000 €

Referentie: R4343764 Slaapkamers: 5 Badkamers: 2 Plotgrootte: 13.500m<sup>2</sup> Perceelgrootte: 240m<sup>2</sup> Terras: 32m<sup>2</sup>





## Valle del Guadalhorce, Alhaurín el Grande

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 13,500m<sup>2</sup> 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. 2 Fully equipped kitchen. 2 Spacious living-dining room with a fireplace. 2 Private terrace. o Top floor: 2 3 bedrooms. 2 Kitchen and living-dining room with a similar layout to the ground floor. 2 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 25m<sup>2</sup> 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 16m<sup>2</sup> 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 m<sup>3</sup> 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 13m<sup>3</sup> 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!



## Kenmerken:

### Extra's

Privé Terras  
Berging  
Dubbele beglazing  
Inbouwkasten  
Barbecue

### Uitzicht

Mountain Bekeken  
Weids  
Country Bekeken  
Pool Bekeken

### Zwembad

verwarmd zwembad  
private Pool

### Tuin

private Garden

### Zonorientatie

zuiden

### Ligging

Landelijk

### Meubilering

optioneel Furniture

### Beveiliging

Alarmsysteem

### Categorie

Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Open haard  
Centrale verwarming

### Huidige Staat

Goede conditie  
Renovatie nodig

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking  
overdekte parkeerplaats  
Open Parkeergelegenheid  
More Than One

### Energiebeoordeling

C

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon  
Gas  
Fotovoltaïsche zonnepanelen  
Zonne-energie water verwarming

### CO2 Emission Rating

C