



# Detached Villa for sale in Alhaurín el Grande, Alhaurín el Grande

849,000 €

Reference: R5300581 Bedrooms: 4 Plot Size: 15,371m<sup>2</sup> Build Size: 243m<sup>2</sup>





## Valle del Guadalhorce, Alhaurín el Grande

New to the market, this immaculate country property is ideally located in a prime position between Alhaurín el Grande and Coín, offering excellent road access to Marbella, Fuengirola and Málaga. The property enjoys stunning open mountain views while maintaining complete privacy, surrounded by mature vegetation and beautifully established gardens. The main house, all on one level, has been renovated to a very high standard and combines charm with modern comfort including underfloor heating and cooling system throughout. It offers a spacious open-plan living and dining area with a feature log burner, air conditioning, and large French patio doors opening directly onto a private terrace overlooking the swimming pool, an ideal space to enjoy the panoramic views throughout the year.

The farmhouse-style kitchen has been tastefully modernized and is perfect for family life and entertaining, featuring a central island, two ovens, dishwasher, and generous worktop space. Just off the kitchen is an independent utility room with additional storage and direct access to the exterior.

A hallway leads to the sleeping accommodation, where two guest bedrooms share a family bathroom, conveniently located between them. There is also a cloakroom and a large laundry/utility room offering further storage. The master bedroom, located at the end of the hallway, is a true retreat with direct access to the terrace, an open fireplace, and a stylish en-suite bathroom with a walk-in shower and freestanding bathtub.

Adjacent to the main house is a fully independent 50 m<sup>2</sup> guest cottage, also renovated to an excellent standard. It comprises a living room with fireplace, kitchen, double bedroom, and bathroom, making it ideal for extended family, guests, or rental income.

The property is exceptionally well equipped for equestrian use, offering four stables and a tack room (with the possibility to convert the tack room into a fifth stable) Within the garden there is also additional shaded area for the horses and to store the hay. This shaded area for the horses can easily be converted into additional stables if required. An OCA licence for up to five horses is already in place. The 15,000 m<sup>2</sup>+ plot is fully fenced, with additional internal fencing, and although gently terraced, it is practical and functional for horses. There is also a horse training arena of 40x15 located on a lower terrace of the property.

### Main Features

- Automatic entrance gates
- Ample parking plus a shaded carport for approximately four vehicles
- Town water and community water supply (approx. €500/year)
- 50,000 litre water storage tank
- 35 photovoltaic solar panels with a 10 kW battery
- Mains electricity



- Very fast internet via Starlink
- Air conditioning and log burner
- Underfloor heating and cooling system throughout the main house.
- 4 stables with the possibility of easily obtaining more if required.
- AFO Certificate
- Horse training arena 40x15

The swimming pool is set just below the house and is surrounded by sun terraces, a small bar area, and a magnificent oak tree that provides natural shade year-round, a truly beautiful focal point within the gardens. Multiple terraces encircle the house, allowing you to enjoy different aspects of the property throughout the day and across the seasons. A variety of fruit trees are dotted throughout the plot.

Originally built in 1975, this is a rare opportunity to acquire a turnkey country home offering a main residence, separate guest accommodation, and fully operational horse facilities – all in a highly sought-after location with excellent access to the coast and Málaga city.

Viewing is highly recommended to fully appreciate the quality, setting, and lifestyle this exceptional property offers.

Please contact us for further information or to arrange a visit.

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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.



## Features:

### Orientation

South

### Setting

Country

### Climate Control

Air Conditioning

Fireplace

### Pool

Private

### Views

Mountain

Garden