



## Finca - Cortijo till salu i Alhaurín el Grande

620 000 €

Referens: R4343764   Sovrum: 5   Badrum: 2   Komplot: 13 500m<sup>2</sup>   Bygga: 240m<sup>2</sup>   Terrass: 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.

- Fully equipped kitchen.

- Spacious living-dining room with a fireplace.

- Private terrace.

- o Top floor:

- 3 bedrooms.

- Kitchen and living-dining room with a similar layout to the ground floor.

- 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:

- Wood-fired boiler with a 2,500-litre storage tank.

- 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.



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A unique opportunity to enjoy rural living with all modern amenities!



## Funktioner:

### Funktioner

Privat terrass  
Förvarings rum  
Dubbelspel  
Monterade garderober

Grilla

### Åsikter

Fjäll  
Panorama  
Land

Slå samman

### Slå samman

Uppvärm

Privat

### Trädgård

Privat

### Orientering

söder

### Miljö

Land

### möbel

Frivillig

### säkerhet

Larmsystem

### Kategori

Återförsäljning

### Klimatkontroll

Luftkonditionering  
Öppen spis  
Centralvärme

### Skick

Bra  
Renovering krävs

### Kök

Fullmonterad

### Parkering

Garage  
Privat  
Öppen  
Mer än en  
Täckt

### Energikär

C

### Verktyg

Elektricitet  
Dricksvatten  
Gas  
Soluppvärmning  
Fotovoltaiska solpaneler  
Telefon

### CO2 -utsläppsgradering

C