



## Finca - Cortijo zum Verkauf in Alhaurín el Grande

1.100.000 €

Referenz: R4880563 Schlafzimmer: 7 Badezimmer: 5 Grundstücksgröße: 3.688m<sup>2</sup> Garten: 946m<sup>2</sup>







## Malaga Inland, Alhaurín el Grande

¡Welcome to the Finca! A Natural Paradise and a Unique Business Opportunity\*\*

Discover an impressive refuge that is not just a home but also an extraordinary business opportunity in an unparalleled natural setting. Imagine waking up every morning surrounded by the beauty of 3,688 m<sup>2</sup> of rustic land, where avocados and fruit trees flourish, creating an atmosphere of tranquility and abundance.

**\*\*Main Floor\*\*** (250 m<sup>2</sup> climate-controlled) features 3 spacious bedrooms equipped with wardrobes, ideal for families or guest accommodation, 3 full bathrooms, and a powder room, all designed to offer comfort and privacy. The living/dining room is a cozy space with a fireplace, perfect for creating memorable moments with family or friends. The kitchen is fully functional, equipped with a pantry and appliances, ready for you to unleash your culinary creativity. You also have the convenience of a well-equipped laundry room, making household tasks easier.

The **\*\*Main Porch\*\*** is a charming Andalusian patio with a barbecue and oven, ideal for enjoying outdoor meals and social gatherings. Additionally, you will find a **\*\*Glassed Porch\*\*** with views of the pool and garden, a space perfect for relaxing or entertaining your guests. There's even more: an **\*\*Independent Apartment\*\*** of 80 m<sup>2</sup> with a 50 m<sup>2</sup> living room and views of the patio, making it an ideal space for guest privacy or as a work area. The **\*\*Master Bedroom\*\*** features climate control and a dressing room, providing a personal retreat, and it includes a very complete and functional bathroom, offering all the necessary comfort.

The **\*\*Ground Floor\*\*** of this incredible property spans 241 m<sup>2</sup>. You will find another bedroom and 2 offices, which can be converted into additional bedrooms, adapting to your needs. It also has a small living room, perfect for relaxation. A **\*\*14 m<sup>2</sup> wine cellar\*\*** complements this space, where you can store your finest wines. You'll have access from the pool porch and direct communication to the garage, making daily life more practical.

In the exterior, you will find a pleasant **\*\*60 m<sup>2</sup> saltwater pool\*\***, equipped with an outdoor shower and automatic cleaner, ideal for enjoying sunny days. The garden features grass, flowers, pine trees, palm trees, and olive trees—a green oasis that invites peace and relaxation. There's parking space for up to 6 cars, ensuring your visitors always have a place to park.

The **\*\*orchard\*\*** is wonderful, with a cultivation area for avocados and fruit trees, perfect for those who wish to live off the land or simply enjoy fresh produce. The **\*\*water well\*\*** has a flow rate of 60 liters per second, guaranteeing a constant supply for your garden and orchard.

**\*\*An Investment in Quality of Life and Business Opportunity\*\***

the Finca offers not only a home but also a lifestyle. Imagine transforming this property into a rural tourism business, where visitors can enjoy the tranquility of the countryside, natural beauty, and the comfort of a well-equipped house. Additionally, the potential for avocado cultivation and other agricultural products provides an additional source of income.

With all authorized documents, this property is a safe and promising investment. Whether you want to establish a bed & breakfast, a retreat center, or simply enjoy a peaceful life with the possibility of generating income, &quot;La Doctora&quot; is your opportunity.

Don't miss this unique chance. The Finca awaits you with open arms, ready to be transformed into your dream home



and business. Contact us today to schedule a visit and experience the magic of this exceptional property for yourself. Your new beginning is just a step away!

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses

LBB

#### 1. FIRST FLOOR:

MAIN FLOOR 250 MTS. AIR CONDITIONED

3 bedrooms with wardrobes

3 full bathrooms

1 toilet

Living-dining room

Fireplace

Fully equipped kitchen

Pantry

Very spacious laundry area

Main porch with Andalusian patio, barbecue area, and oven

Glazed covered porch with views of the pool

Private pool in a large lawn garden area

80 m<sup>2</sup> APARTMENT

50 m<sup>2</sup> living room with views of the main patio

1 main bedroom, air-conditioned, with dressing room

1 full bathroom

Water well with a flow rate of 60 liters per second

Motor room of 15 caves

#### 2. SECOND FLOOR:

GROUND FLOOR 241 MTS.

1 bedroom

2 offices or bedrooms

1 full bathroom

Living room

Wardrobes in the hallway

Access via stairs from the pool porch

Area connected to the 14 m<sup>2</sup> cellar

#### OTHER AREAS OF THE PROPERTY

Terrace

Rooftop

Solar panels

Air conditioning



Parking in different areas of the property

Entrance with electric gate

Wood shed

Storage room

TOTAL BUILT OF HOUSING: 721 MTS.

Other built areas:

Warehouse 1 100 m<sup>2</sup>

Warehouse 2 160 m<sup>2</sup> (hunting)

Animal pens and cages 100 m<sup>2</sup>

Exterior

60 m<sup>2</sup> saltwater pool, outdoor shower, and cleaning robot.

1,500 m<sup>2</sup> of Andalusian patio and gardens with grass, flowers, pines, palm trees, and olive trees, planting of avocados, fruit trees.



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Private Terrasse

Grill

### Möbel

Nicht eingerichtet

### Klimakontrolle

Kamin

### Energiebewertung

C

### Schwimmbad

Gemeinschaft

### CO2 -Emissionsbewertung

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