

## Finca - Cortijo for sale in Alhaurín el Grande

620,000 €

Reference: R4343764 Bedrooms: 5 Bathrooms: 2 Plot Size: 13,500m<sup>2</sup> Build Size: 240m<sup>2</sup> Terrace: 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:

- o 2 bedrooms.

- o Fully equipped kitchen.

- o Spacious living-dining room with a fireplace.

- o Private terrace.

- o Top floor:

- o 3 bedrooms.

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

- o 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!



## Features:

### Features

Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Barbeque

### Views

Mountain  
Panoramic  
Country  
Pool

### Pool

Heated  
Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Gas  
Solar water heating  
Photovoltaic solar panels  
Telephone

### CO2 Emission Rating

C

### Orientation

South

### Setting

Country

### Furniture

Optional

### Security

Alarm System

### Category

Resale

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Good  
Renovation Required

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Open  
More Than One  
Covered

### Energy Rating

C