

## Finca - Cortijo à vendre à Alhaurín el Grande

620 000 €

Référence: R4343764    Chambres: 5    Bain: 2    Terrain: 13 500m<sup>2</sup>    Construite: 240m<sup>2</sup>    Terrasse: 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!

## Spécification:

### Caractéristiques

Terrasse privée

Pièce de stockage

Double vitrage

Armoires encastrées

Barbecue

### Vues

Montagne

Panoramique

Pays

Piscine

### Piscine

Chauffé

Private

### Jardin

Private

### Orientation

Sud

### Paramètre

Pays

### Meubles

Optional

### Sécurité

Système d'alarme

### Catégorie

Revente

### Contrôle du climat

Climatisation

Cheminée

Chauffage central

### Condition

Bien

Rénovation requise

### Cuisine

Entièrement équipée

### Parking

Garage

Private

Ouvrir

Plus d'un

Covered

### Cote d'énergie

C

### Services publics

Électricité

Eau potable

Gaz

Chauffage de l'eau solaire

Panneaux solaires photovoltaïques

Téléphone

### Cote d'émission de CO2

C