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Rustic house in Alhaurín el Grande

Reference: R4343764



Bedrooms: 5

Bathrooms: 2

M<sup>2</sup>: 240

Price: 620,000 €

Status: Sale

Property Type: Rustic house Parking places: by request

Printing day : 19th January 2025



Overview: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: o Wood-fired boiler with a 2,500-litre storage tank. o Automatic gas boiler as a backup. • Fibre optic internet at 300Mbs 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!

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Features:

Pool, Air conditioning, Mountain views, None, Private garden, Alarm system, Parking, Resale