

## Villa

Alhaurín el Grande



Rooms: 8

Bathrooms: 5

M<sup>2</sup>: 374

Price: 479,000 €

Status: Sale

Property Type: Villa

Reference: R3789361

Publish date: 12.05.23

Overview: 2 identical semidetached houses plus annex, private pool & views! Great country house in a superb location with easy road access (between the villages of Coín and Cártama), ideal for 2 families or for a rural tourism business. This property is divided into two and both houses are identical. Each one has a spacious open-plan kitchen/living room with fireplace, a bedroom and bathroom on the ground floor and 3 double bedrooms with a bathroom on the second floor. Both homes share a large covered south-facing terrace offering fabulous views to the surrounding mountains. Next to the houses is an independent studio (in need of a reform) with a kitchenette and bathroom) The plot is flat and is planted with citrus trees. The house has well water, irrigation water and it also has a large water storage tank of 6.000L. ABOUT ALHAURÍN EL GRANDE Alhaurín el Grande is a beautiful, vibrant town and one of the largest villages in the Valle del Guadalhorce, set in a privileged location with fabulous road connections to both the Costa del Sol and Málaga. It is the thirteenth largest city in the entire province of Málaga in population, second only to coastal municipalities, the cities of Ronda and Antequera and nearby Alhaurin de la Torre. It has a population around 25,000, but there is a large presence of foreigners settled in the town, estimated to represent nearly 15% of the total population. The origin of the name was given by the Arabs, who called it "Alhaurin", where the Catholic Monarchs added "el Grande" to distinguish it from the neighbouring town of Alhaurín de la Torre after the conquest of both sites in 1485. Alhaurin el Grande is located on the north side of the

Sierra de Mijas at an altitude of 326 metres above sea level, with a benign climate of mild winters and hot summers and more than a third of the days per year have sunshine. It is 29 km from Málaga and 18 km from Marbella. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

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Features: