

## 5 soverom Herregård til salgs i Alhaurin el Grande, Málaga

620.000€



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: Ground floor: • 2 bedrooms • Fully equipped kitchen • Spacious living-dining room with a fireplace • Private terrace 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 Climait 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: • Wood-fired boiler with a 2,500-litre storage tank • 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 16m<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: • Two families seeking independent living spaces • Those looking for a property with rental potential, whether for vacation or long-term use • Large families wanting to unify both floors into a single, functional family home A unique opportunity to enjoy rural living with all modern amenities!

🛏 5 soverom  
📏 13.500m<sup>2</sup> Tomtestørrelse

🛏 2 bad

🏠 272m<sup>2</sup> Bygg størrelse