



**Property type :** Detached Villa

**Location :** Alhaurín el Grande

**Bedrooms :** 7

**Bathrooms :** 3

**Swimming pool :** Private

**Orientation :** Southeast

**Views :** Mountain views

**House area :** 247 m<sup>2</sup>

**Plot area :** 6440 m<sup>2</sup>

✓ Fireplace

✓ Airconditioning



Nestled in a picturesque location of Alhaurín el Grande, located north of the village and west of Coín, this stunning country house is just 4 km from the well-known La Trocha shopping center, a mere six-minute drive away. Boasting excellent road access, this south-facing home offers breathtaking views of the mountains, countryside, and the Sierra de Alhaurín el Grande.

### Main House

The main house is thoughtfully distributed over two floors, blending Andalusian charm with modern comfort. Upon entering, you are welcomed by a traditional Andalusian-style entrance hall. To the left, the cozy living room features vaulted wooden ceilings, a striking feature fireplace, air conditioning, and four charming original wooden windows. This space opens directly onto a spacious terrace, perfect for outdoor relaxation.

At the rear of the living room, a utility room leads into a generously sized, fully equipped kitchen with an adjoining dining area. This space also offers direct access to the main terrace, creating a seamless indoor-outdoor flow.

Off the entrance hallway, you'll find a guest cloakroom and a comfortable double bedroom with air conditioning. A staircase leads to the first floor, where two additional double bedrooms, including the master bedrooms with ensuite bathroom, both with air conditioning, open onto a large balcony offering panoramic views. This floor also includes a well-sized family bathroom and an additional smaller room, ideal as a study, office, or potentially a dressing room.

### Guest Cottage

Adjacent to the main house, the independent guest cottage provides a fantastic space for visitors or potential rental income. It features two double bedrooms, an open-plan living area with a kitchen, and a bathroom with a shower. The second floor is an open-plan space with plenty of potential for customization.

### Outdoor Spaces & Additional Features

The property is surrounded by multiple terraces, offering various spots to relax and take in the stunning scenery. The private swimming pool is complemented by additional sun terraces, a dedicated chill-out area, a summer kitchen, and a 'chiringuito' bar, perfect for entertaining.

The property is nestled within a lush, mature garden that provides natural shade throughout the day. With a diverse array of vegetation blooming year-round, it offers a vibrant display of colors and a serene atmosphere in every season. The fully fenced orchard at the front of the house makes it an ideal space for horses. There are also two small storage rooms that could easily be converted into stables.

Practical features include town water, irrigation water, and mains electricity. The property benefits from two separate entrance gates—one leading to the main house and another providing independent access to the orchard, making it convenient for larger vehicles. Shaded parking is available for multiple cars.

### Potential & Investment Opportunity

While modernization is required, as it's an older property, this home offers tremendous potential. It could serve as a spacious family home with guest accommodation or be transformed into a fantastic rental business.

The property is fully registered and has an AFO Certificate.

Viewings are highly recommended to fully appreciate all that this unique home has to offer.

