



# Detached Villa in Alhaurín el Grande

Price **€ 645,000**

Bedrooms	<b>4</b>
Bathrooms	<b>2.5</b>
Build Size	<b>286 m<sup>2</sup></b>
Plot Size	<b>1075 m<sup>2</sup></b>

## ORIENTATION

✓ South

## POOL

✓ Private

## VIEWS

✓ Garden

An extremely well presented traditional Andalusian style property, with modern fixtures, situated on a popular urbanisation on the outskirts of Alhaurin el Grande. Gates welcome you into a spacious courtyard with parking for several cars, sheltered by a 300-year-old oak tree. The property is set back from the road offering extended privacy. A traditional Andalusian door, with dark beamed frames welcomes you into the main hallway with open staircase and high ceilings. To the right, you will find double doors leading you to a large reception room with enough space for a dining table. A feature fireplace and traditional beam add more character to this wonderful room. From here you can access the outside dining terrace overlooking the lawned garden and pool. The terrace is also accessible from the fully fitted kitchen. Returning to the main entrance hall, you will find a double bedroom and bathroom to the left as well as a utility room set off from the kitchen. The open staircase leads you to the first with three double bedrooms as well as a family bathroom, with separate shower and roll top bath. The basement has been converted into a spacious games room with wet room and storage room.

Outside is a fully landscaped plot of 789m<sup>2</sup> with private pool, private well, grassed lawn, courtyard, outdoor WC, air conditioned throughout and covered outdoor kitchen.

Viewings highly recommended!

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.

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# GALLERY







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