



# Abstandsvilla zum Verkauf in Alhaurín el Grande, Alhaurín el Grande

549.000 €

Referenz: R5333353 Schlafzimmer: 4 Badezimmer: 3 Grundstücksgröße: 1.400m<sup>2</sup> Garten: 184m<sup>2</sup>





## Valle del Guadalhorce, Alhaurín el Grande

Built in 2007 and kept in excellent condition, this beautiful countryside villa offers a peaceful lifestyle with modern comforts, just minutes from La Trocha Shopping Centre and only a short drive to Málaga, the airport, and the Costa del Sol's beaches.

Set on a generous 1,400 sqm plot, the property is fully enclosed and accessed through automatic gates for privacy and security. The landscaped garden features mature palm trees, a private swimming pool with an outdoor shower, a barbecue area, and ample spaces for sunbathing and entertaining. A 40 sqm covered terrace/porch provides a shaded retreat overlooking the pool and gardens.

The main house, all on one level, offers 140 sqm of living space with a bright lounge-dining room, a fully furnished open kitchen, three bedrooms, and two bathrooms (one en-suite). Comfort is guaranteed year-round with air conditioning (hot and cold), underfloor heating, and double-glazed windows.

In addition, the property includes a 40 sqm independent guest studio apartment, perfect for visiting family, friends, or rental opportunities. Practical features such as a carport, storage room, pre-installed WiFi, and a security alarm system add convenience and peace of mind.

Property Expenses:

IBI: 600€ per year

Trash: 90€ per year

Distances:

4 km (3 min by car) to La Trocha Shopping Centre (Carrefour, restaurants, cinemas, gym & spa)

6 km (8 min by car) to Alhaurín el Grande

7 km (10 min by car) to Coín

25 km (25 min by car) to Málaga and Málaga Airport

32 km (30 min by car) to Fuengirola beach

30 km (30 min by car) to Marbella

This villa is a fantastic opportunity for those seeking a well-maintained home in a tranquil countryside setting, with excellent connections to nearby towns, the coast, and Málaga city. Ideal as a permanent residence, a holiday getaway, or an investment with guest accommodation potential. Prime Location and Development Potential



## Eigenschaften:

### Merkmale

Private Terrasse  
Badezimmer  
Einstellungsschränke  
W-lan  
Gastwohnung

### Orientierung

Norden  
Ost  
Süden  
West  
Südost  
Nordosten  
Südwesten  
Nordwesten

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin  
U/f Heizung

### Ansichten

Garten  
Pool  
Hof  
Urban

### Einstellung

In der Nähe von Geschäften  
Land

### Zustand

Gut  
Exzellent

### Pool

Privat  
Garten  
Privat

### Möbel

Optional

### Küche

Voll ausgestattet

Einfache Wartung

### Parken

Privat  
Bedeckt

### Versorgungsunternehmen

Strom