



## VILLA MIT 3 SCHLAFZIMMER

📍 Alhaurín el Grande

**REF# R4827205 – 549.000€**



3

Schlafzimmer



3

Bäder



291 m<sup>2</sup>

Built



690 m<sup>2</sup>

Bauland

This Andalusian-style, single-story villa is a captivating property that promises breathtaking panoramic mountain views and complete privacy. The villa is thoughtfully designed across one floor, blending traditional Andalusian charm with the potential for modern updates. It's located on an urbanization between Alhaurín el Grande and Alhaurín de la Torre, only a 20 minute drive from Málaga airport.

Interior Features:

- Living Spaces: The main living room is a striking feature with elevated, double-height ceilings and a loft/library area that could easily be used as an office too, creating an open, airy atmosphere. The log burner adds to the cozy, rustic ambiance of this room. A second living room enhances the home's

brightness, thanks to strategically placed skylights.

- Kitchen and Dining: The kitchen is both functional and inviting, featuring a cozy dining area and a fireplace, perfect for family gatherings. Adjacent to the kitchen is an enclosed terrace, ideal for year-round use, regardless of the weather.

- Bedrooms: The villa includes three spacious double bedrooms all with built in wardrobes. One of these bedrooms comes with an en-suite bathroom, while the other two share a well-appointed family bathroom.

- Additional Spaces: There is a garage with a bathroom with ample space for a car, adding convenience and security.

#### Exterior Features:

- Terraces: Surrounding the villa are several terraces, offering both sun and shade throughout the day thanks to the mature vegetation that surrounds the property. These outdoor spaces are perfect for relaxing or entertaining guests.

- Swimming Pool: The property boasts a private pool on a lower level, accompanied by a covered terrace. There is also a communal swimming pool and tennis court within the urbanization for additional leisure options.

- Summer Kitchen: Just off the main living area, you'll find a traditional Andalusian-style summer kitchen, ideal for outdoor cooking and dining all year round.

#### Additional Amenities:

- Solar Panels: The villa is equipped with solar panels, ensuring an eco-friendly and cost-efficient hot water supply.

- Urbanization Amenities: The property is part of a well-maintained urbanization that offers communal facilities, including a swimming pool and access to a tennis court. There's also a bus route conveniently located at the entrance of the urbanization.

The location is also ideal for those who enjoy playing a round or two of golf, as it's only a few kilometers from Laura Golf Club.

This home is connected to mains electricity and the water is from the urbanizations own private well. There is also the additional bonus of underfloor heating in both living rooms and one of the bathrooms for extra comfort during the winter months.

Potential:

While the villa radiates Andalusian charm, it does require some modernization to fully realize its potential. This is an excellent opportunity for those looking to personalize a character-filled home in a stunning location. It's ideal as a main residence for a family, a holiday home or rental investment.

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