

INTERMOBILIARIA



Detached Villa in Alhaurín el Grande – 3 bedrooms – 2 baths

Bedrooms **3** Bathrooms **2** Built **317m2** Plot **3519m2**
R4716550 **property** **Alhaurín el Grande** **379.000€**

Fantastic opportunity to purchase 2 houses in a prime location between Alhaurín el Grande and Coín, offering very good road access. Both houses are located on a flat, fully fenced plot 3.500m². There is a small garden area next to the main house and the remaining plot is an orchard and is planted with mature avocado trees. The distribution of the houses is as follows: Main house (73m² house plus 11m² covered terrace): This 2 bedroom, 1 bathroom single story home has been completely refurnished and modernized. It offers an open plan living room/kitchen with log burner and AC. Both bedrooms are double, and the master bedroom offers an additional open dressing room. There is also a large roof terrace offering nice views. Guest house (68m² house plus 64m² covered terrace): This property is a little older but in very good condition, it's more a traditional style and comprises of 1 bedroom (with a large built in wooden wardrobe), open plan living room/kitchenette with log burner, AC and a bathroom. Outside is a very large, covered terrace with summer kitchen including a bread oven. There are also 2 storage rooms, one located next to the pool and another at the bottom of the plot. Both could be renovated. One is 63m² and the other 36m². The property offers complete privacy and lovely open views. There is ample parking for several cars. The property has motorized entrance gates, mains electricity and water from a private well. It is a very reliable well according to the current owners. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these

particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.