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

Bedrooms	Bathrooms	Built	Plot
3	**2**	**158m2**	**2611m2**

R5530477	**property**	**Alhaurín el Grande**	**549.000€**

If you dream of a home where you can enjoy the peace and privacy of the countryside without sacrificing the convenience of nearby amenities, this beautiful villa could be exactly what you are looking for. Set within an impressive 2,611m² landscaped garden, this south-facing property combines generous outdoor space, comfortable living and an enviable location just two minutes from Alhaurín el Grande. Electric gates open onto an attractive stamped-concrete driveway, creating a wonderful sense of arrival as you wind your way through the beautifully maintained, predominantly flat gardens towards the house. The 158m² villa is in good condition throughout and features three bedrooms, two recently renovated bathrooms, a separate kitchen with direct access to a spacious, elevated rear terrace, and a welcoming living room with a log burner leading to an enclosed terrace for year-round enjoyment. Outside, a superb 10-metre private swimming pool takes centre stage, complemented by beautiful garden views and a stunning backdrop of woodland rising towards the Sierra de Mijas. The generous grounds offer endless possibilities, whether you envisage relaxed afternoons by the pool, entertaining family and friends, creating an outdoor kitchen and dining area, growing your own fruit and vegetables, or even keeping animals. Additional features include air conditioning throughout, two storage sheds, a carport, ample parking for several vehicles, mains electricity, town water, a large water deposit tank and a fully irrigated garden. The location is another major advantage, with Alhaurín Golf just five minutes away and convenient access to schools, public transport and the A-387. Málaga city and airport are approximately 35 minutes away, while the beaches and coastal attractions of La Cala de Mijas can be reached in around 25 minutes. Whether you are searching for a spacious family home, a holiday retreat with a fantastic outdoor lifestyle, or a versatile country property with room to make it your own, this villa offers the best of both worlds: a peaceful setting, beautiful surroundings and everyday amenities close at hand. The Listing agent for itself and as agent for the vendor gives notice that: 1. The details relating to the property offered above are intended only as a general guide for prospective buyers and do not constitute, in whole or in part, an offer or contract. The information is provided for guidance purposes only and does not form part of any contractual agreement. 2. Every effort has been made to ensure that the information contained in this advertisement is accurate and as reliable as possible. However, the details may be subject to errors, omissions, changes, availability or withdrawal without prior notice. 3. Any prospective buyer should satisfy themselves as to the accuracy of each statement by carrying out their own inspections, searches, enquiries and surveys, either personally or through a legal representative. 4. All statements are made without responsibility on the part of the estate agent or the vendor. 5. None of the statements contained herein should be relied upon as statements or representations of fact. 6. Neither the estate agent nor any person employed by or acting on behalf of the estate agent has authority to make any representation or warranty whatsoever in relation to this property. 7. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair or condition, or that any services, systems or appliances are in working order. Prospective purchasers are advised to inspect the property personally to verify its condition. 8. The photographs are for the exclusive use of Med Homes SL. The images are provided for illustrative purposes only and may show only certain parts and aspects of the property at the time the photographs were taken. No assumptions should be made regarding any parts of the property not shown in the photographs. 9. Any areas, measurements or distances stated are approximate and have been taken from the property's documentation. 10. Any reference to alterations, extensions or permitted use should not be taken as a statement that the necessary planning permissions, building regulations approvals, listed building consents or any other required authorisations have been obtained. 11. All costs and taxes arising from and associated with the purchase of the property are the responsibility of the purchaser and are not included in the sale price. These may include Value Added Tax (VAT at 10% or 21%) or Property Transfer Tax (ITP at

7%), depending on the nature of ?the ?transaction, ?as ?well ?as Stamp Duty (AJD at ?1.2%), ?Notary ?fees, Land Registry ?fees and any legal ?representation costs. 12. Ageny ?fees ?are ?included ?in ?the ?sale ?price.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Near Transport	Private Terrace	Storage Room