

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 2 BATHROOMS IN ALHAURIN EL GRANDE

📍 Alhaurin el Grande

REF# R5172844 €745,000

BEDS

5

BATHS

2

BUILT

276 m<sup>2</sup>

PLOT

8320 m<sup>2</sup>

Just a short drive from the lively village of Alhaurín el Grande, this beautiful country property sits on the south side of the village, offering excellent road access, complete privacy, and breathtaking views of the Alhaurín mountains, and El Valle del Guadalhorce.

The estate covers 8,300m<sup>2</sup> of mainly flat land, with gentle slopes in some areas, planted with a wide variety of mature fruit trees.

Within the grounds, you'll find 4 independent dwellings:

- House 1: A stylish single-storey home with 2 bedrooms, 1 bathroom, living room, and kitchen. Recently renovated to a high standard, it also benefits from its own private pool.

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- House 2: Another 2-bedroom, 1-bathroom single-storey home with living room and kitchen. This property is in livable condition but would benefit from modernization. It also has a pool that requires updating.
- Apartment: Located beneath House 2, this separate unit includes a kitchenette, living room, and bedroom. It also requires renovation throughout but offers excellent potential.

Additional features include a double garage, which (subject to planning permission) could be converted into a guesthouse, two large water storage tanks, mains electricity, town water, and an extremely reliable private well with abundant water supply all year round.

The property is fully fenced and offers easy access to a couple of highly recommended local restaurants within walking distance. Its generous plot also makes it suitable for keeping horses, with space that could be adapted by clearing some of the fruit trees.

This unique property presents an excellent opportunity for a large family home or a rural tourism business, with multiple independent dwellings and endless potential in one of the most sought-after areas of the Guadalhorce Valley.

Contact us today for further details or to arrange a viewing.

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.
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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.

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