



## HOUSE 4 BEDROOMS 2 BATHROOMS IN ALHAURIN EL GRANDE

📍 Alhaurin el Grande

REF# R5225659 €575,000

BEDS

4

BATHS

2

BUILT

181 m<sup>2</sup>

PLOT

1056 m<sup>2</sup>

This beautiful single-story villa is perfectly located on the northwest side of Alhaurín el Grande, offering excellent access and just a short walk from the village center and local bus stop. Presented in immaculate condition, the property enjoys abundant natural light and a comfortable, functional layout. It features a spacious fully fitted kitchen with breakfast area, a bright living room with fireplace, and three generous bedrooms, including a master suite with en-suite bathroom plus an additional family bathroom. There is also a dedicated office/study, which could easily be converted into a fourth bedroom if desired.

From the living room, sliding doors open onto a glazed terrace, ideal for year-round use, leading directly to the private swimming pool and beautifully maintained garden surrounded by mature vegetation. The plot also includes a utility room, storage hut for garden equipment, and a selection of fruit trees.

Additional features include air conditioning throughout, town water, mains automatic entrance gates, and shaded private parking for two vehicles.

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This is a turnkey property, ready to move into with no work or renovations required, an ideal family home or peaceful retreat in a convenient, sought-after location.

For more information or to arrange a viewing, please contact us.

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.





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