

# BROMLEY ESTATES

*Marbella*



## HOUSE 6 BEDROOMS 3.5 BATHROOMS IN ALHAURIN EL GRANDE

📍 Alhaurin el Grande

REF# R5389282 €749,000

BEDS

6

BATHS

3.5

BUILT

247 m<sup>2</sup>

PLOT

6440 m<sup>2</sup>

Nestled in a picturesque location on the north side of Alhaurín el Grande and west of Coín, this stunning south-facing country property enjoys breathtaking panoramic views across the surrounding countryside, mountains, and the Sierra de Alhaurín el Grande. Conveniently located just 4km from La Trocha Shopping Centre, the property offers excellent road access while maintaining a peaceful and private setting. Blending traditional Andalusian charm with tasteful modern renovations carried out by the current owners, this unique property comprises a spacious four-bedroom main house, an adjoining two-bedroom guest cottage, and beautifully designed outdoor living spaces centered around a recently renovated swimming pool and terrace.

The main house is distributed over two floors and perfectly combines rustic character with contemporary comfort. Upon entering, you are welcomed by a traditional Andalusian-style entrance hall that immediately sets the tone for the home's warm and inviting atmosphere. To the left is a bright and cozy living room featuring vaulted wooden ceilings, a modern feature fireplace, and air conditioning. Large doors open

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directly onto a spacious terrace, creating the perfect setting for relaxing or entertaining while enjoying the stunning views.

To the rear of the living room is a fully equipped open-plan kitchen with ample storage space and an adjoining dining area. This bright and functional space also benefits from direct access onto the main terrace, allowing for seamless indoor-outdoor living. Adjacent to the kitchen is a practical self-contained utility room.

Also located on the ground floor are a modernized guest toilet and a comfortable double bedroom. A staircase leads to the upper floor where you will find three further bedrooms, and a family bathroom. The spacious master bedroom benefits from an en-suite bathroom and direct access onto a lovely south-facing terrace shared with the second double bedroom. The third upstairs bedroom is a smaller single room, ideal for use as a study, office, nursery, or dressing room.

Adjacent to the main house is the independent guest cottage, offering excellent potential for guest accommodation or holiday rentals. The ground floor features two double bedrooms, a bathroom with shower, and an open-plan living kitchen. The upper floor currently offers a large open-plan space with tremendous scope for customization, whether as additional bedrooms, studio, or formal living area.

The outdoor spaces are one of the property's standout features. Multiple terraces surround the house, providing a variety of sunny and shaded areas to relax and enjoy the beautiful natural surroundings throughout the day. The private swimming pool has been recently renovated and includes a saltwater system, heating, solar power, and an electric pool cover. The pool system can be conveniently controlled via Wi-Fi through smartphone apps whenever needed. Additional improvements include stamped concrete surrounding the pool area and a charming summer kitchen with barbecue, TV with shaded dining area, making this an ideal space for year-round enjoyment.

The mature landscaped gardens are lush and colorful, filled with a wide variety of established vegetation that blooms throughout the seasons, creating a tranquil and private atmosphere. At the front of the property is a fully fenced flat orchard which could make an ideal area for horses. There are also two small storage rooms which could easily be converted into stables if desired. The orchard features a variety of fruit and olive trees, including approximately 25 pomegranate trees, 8 orange trees, and 20 olive trees.

Practical features include town water, irrigation water, mains electricity, Air conditioning throughout the property, both hot and cold and high-speed Starlink internet available throughout the main house, guest accommodation, and pool area. The property also benefits from two independent entrance gates, one serving the main house and another offering direct access to the orchard, ideal for larger vehicles or agricultural use. There is shaded parking for multiple vehicles.

Although the property retains its original charm and character, the current owners have invested significantly in improvements throughout the home, including the replacement of almost all windows with modern double glazing and new air conditioning units.

This fully registered property benefits from an AFO certificate and also features an alarm system with internal sensors and cameras, along with three external security cameras for additional peace of mind.

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Offering exceptional versatility, this property would make a wonderful family home with guest accommodation, while also presenting fantastic potential as a holiday rental or tourism business. Viewings are highly recommended to truly appreciate the charm, setting, and possibilities this unique country home has to offer.

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