



# Отличная вилла для продажи в Альхаурин-де-ла-Торре, Alhaurín de la Torre

360 000 €

Ссылка: R5274331 спальни: 4 ванная комната: 2 Размер сборки: 129m<sup>2</sup>





## Valle del Guadalhorce, Альхаурин-де-ла-Торре

Imagine coming home and being welcomed by silence, light, and space. Live without rushing, with privacy, your own land, and the freedom that only a detached villa can offer in El Romeral, one of the quietest and most sought-after areas of Alhaurín de la Torre.

This property is not just a house; it is a 1,375 sq ft refuge, currently only 694 sq ft of which are registered, but work is underway to update the entire construction, set on a generous 4,630 sq ft plot, where every corner invites you to live calmly, share and create memories. A perfect balance between interior and exterior, between functionality and a sense of home.

The plot, one of the great treasures of the property, is a spacious, private, and surprisingly cozy space, where nature takes center stage. Here you will find fruit trees and an already functioning vegetable garden, ideal for those who enjoy working the land, growing their own vegetables, or simply connecting with a more natural lifestyle. An environment that conveys the feeling of being in the countryside, surrounded by greenery and tranquility, yet located in the heart of the urban area and just a few minutes from shops, services, and the town itself. A corner where time seems to slow down and privacy is absolute.

Spread over two floors, the house offers four rooms that adapt to today's and tomorrow's needs: one on the ground floor, ideal as a master bedroom, office, or guest room, and three on the upper floor. There, one of the auxiliary rooms opens the door to a small renovation that would allow one of the bedrooms to be enlarged, gaining even more comfort and versatility.

Upon entering, a spacious and well-kept area sets the welcoming tone for the house and leads to an outdoor space with parking for two vehicles. Inside, the living room becomes the true heart of the home: bright, comfortable, and dominated by a fireplace that transforms any afternoon into a moment of calm and contemplation. The spacious kitchen, which is connected to the living room, is designed for both everyday use and long family meals.

The upper floor surprises with two terraces that enhance the experience of living here. Open, quiet, and bright spaces with unobstructed views and the privacy that only a detached house can offer. Ideal places to start the day with a coffee in the sun or end it by letting the fresh air envelop everything.

The exterior continues to offer multiple possibilities. Thanks to its south, east, and west orientation, natural light accompanies the house practically all day long. The pool, currently not functional, represents a magnificent opportunity to increase the value of the property and turn the exterior into a true private oasis, integrating it with the green surroundings of the plot.

And there's more. The property has a fully equipped semi-basement that multiplies its possibilities: a kitchen, a bathroom, and a large space with the potential to be converted into a separate apartment, guest area, or even a vacation rental project. Added to this is an additional room used for storage, providing valuable extra storage space.

Next to the pool, an outdoor area equipped with a sink, side table, and shelves offers the perfect setting for creating a porch, a dining area, or a future barbecue. A flexible space, designed to adapt to your lifestyle and your plans for the future.

This villa is not just a place to live, it is a place to enjoy life. Here, every day has the rhythm that you decide to set.

In compliance with Andalusian Regional Government Decree 218/2005 of October 11, the client is informed that notary, registration, and ITP (property transfer tax) fees are not included in the price, but real estate brokerage fees are included in the price.



## Характеристики:

### Функции

Рядом с транспортом  
Частная терраса  
Хранилище  
Приспособленные шкафы  
Гостевая квартира  
Недалеко от церкви

### Виды

Гора  
Панорамный  
Страна  
Сад

### Бассейн

Частный

### Сад

Частный

### Энергетический рейтинг

F

### Ориентация

Восток  
Юг  
Западный  
Юго -Восток  
Юго -запад

### Параметр

Урбанизация  
Рядом с магазинами  
Рядом с городом  
Рядом с школами  
Город  
Страна  
Рядом с лесом

### Мебель

Полностью меблирован

### Стоянка

Частный  
Покрытый

### CO2 Рейтинг выбросов

E

### Климат -контроль

Кондиционер  
Камин

### Состояние

Требуется реконструкция

### Кухня

Полностью оснащен

### Коммунальные услуги

Электричество  
Питьевая вода  
Телефон