

Molino Property

Reference number: **MP1085**



€425,000

Bedrooms: 4

Bathrooms: 3

Size: 346 m²

Robust villa full of character in Alhaurin el Grande



Welcome!

Do you wish to live in a detached villa with a large pool and separate guest apartment –walking distance from the town centre of Alhaurin el Grande? Then we may just have the perfect property for you. This brochure will tell you all about it. Do you wish to know more? Or make an appointment for a viewing? You can always call us on (+34) 911 231 363 or send an e-mail to info@molinoproperty.com





Beautiful top quality detached villa full of character

This is one of those hard to find older properties with character. The beautiful marble floors, the bars on the windows – they all add to the unique atmosphere of this beautiful house. If we were to buy it, we would brighten up the interior a bit with light and modern furniture. The combination of now and then (and a bit of creative inspiration) would make this property truly eye-catching. •





Property features

- ✓ **Property type:** detached villa
- ✓ **Bedrooms:** 4
- ✓ **Bathrooms:** 3
- ✓ **Size:** 346 m²
- ✓ **Garden/plot size:** 4,900 m²
- ✓ **Outside space:** terraces
- ✓ **Year of construction:** 1975
- ✓ **Number of floors:** 2
- ✓ **State:** good





Walking distance from the town centre of Alhaurin el Grande

- ✓ Air-conditioning in every room
- ✓ Mature landscaped gardens with fruit trees
- ✓ Separate guest apartment (with bedroom, bathroom and kitchenette)
- ✓ Walking distance to town
- ✓ Two large covered terraces
- ✓ Well for irrigation of the garden
- ✓ Marble flooring
- ✓ Very large living room (60 m²)
- ✓ Alarm system
- ✓ Large garage
- ✓ High quality construction from a Danish architect





Monthly costs

- ✓ **IBI (property tax):** € 82
- ✓ **Basura (garbage disposal):** € 6
- ✓ **Insurance:** € 59*

* This is an indication and may vary depending on insurance cover and company.



Current owners

The current owners have enjoyed living in their villa every day for well over 21 years. They bought it because the house is so well constructed, spacious and perfectly located - quiet but just a half hour walk to town. They now want to move back to the UK, leaving you a great opportunity to buy a unique villa! •



Location

The villa is located on the outskirts of Alhaurin el Grande. The town centre is walking distance (about 30 minutes) and the next town of Coin is just a 5 minute drive. Marbella is a 20 minute drive and the airport and Malaga take about 30 minutes to reach. This means you have absolutely everything you need close by, from schools to restaurants and from shops to mountains, forests and sunny beaches. •

Possibilities for improvement

This property was built over 40 years ago – and that is a good thing! Not only has it proven to perfectly stand the test of time, it also is one of those rare properties with character. You could brighten up the interior with light furniture and maybe a lick of paint. Apart from that if the kitchen and bathrooms aren't your style you could decide to renovate them. •



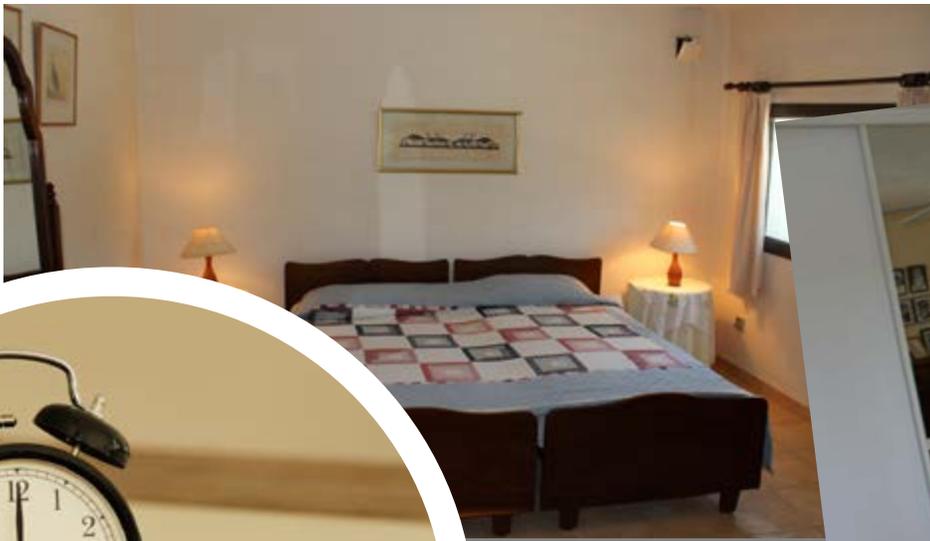
Living room







Bedrooms





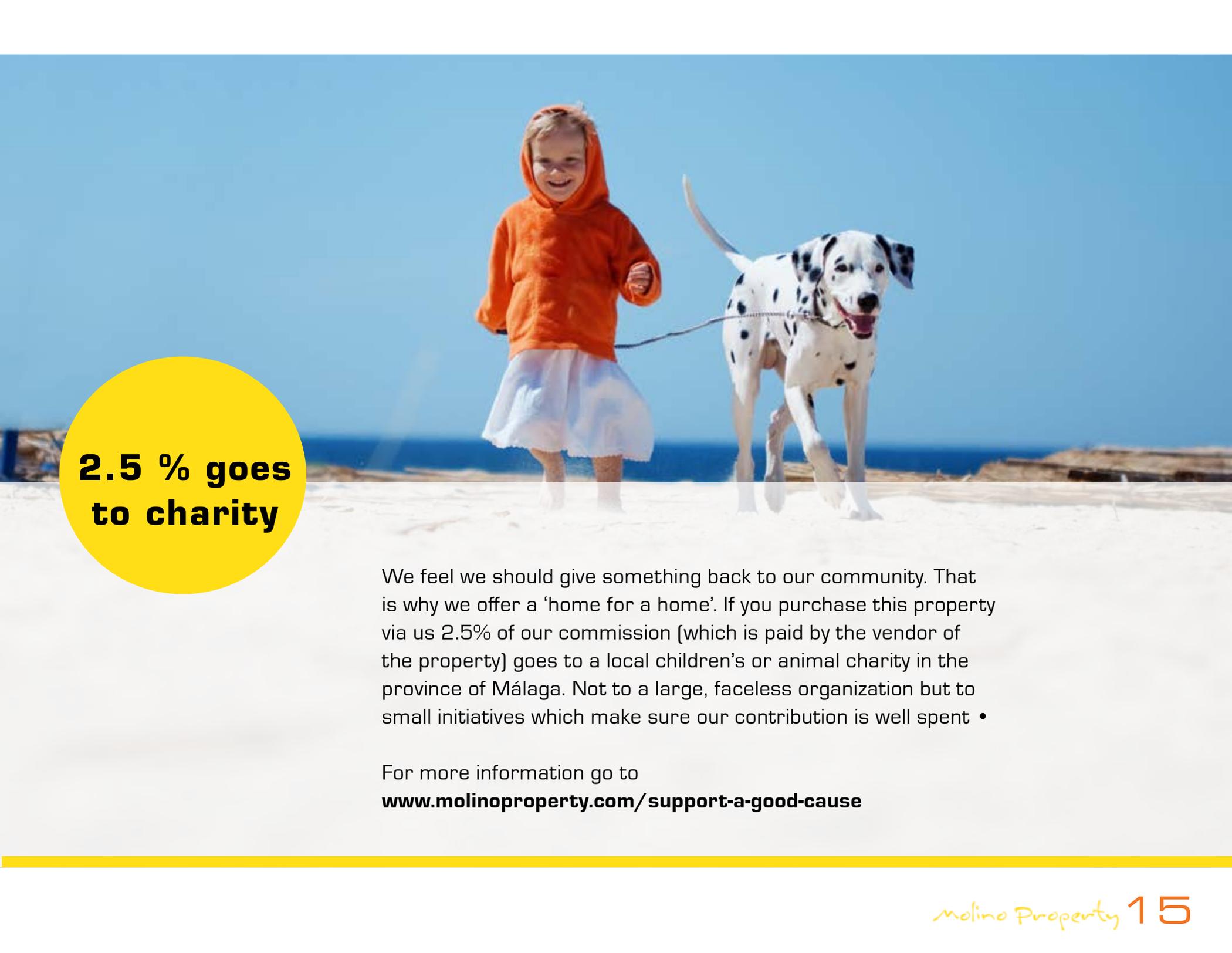




Pool area



Molino Property 14



**2.5 % goes
to charity**

We feel we should give something back to our community. That is why we offer a 'home for a home'. If you purchase this property via us 2.5% of our commission (which is paid by the vendor of the property) goes to a local children's or animal charity in the province of Málaga. Not to a large, faceless organization but to small initiatives which make sure our contribution is well spent •

For more information go to
www.molinoproperty.com/support-a-good-cause

Molino Property

For more information, photos or a viewing go to:

www.molinoproperty.com/villa-alhaurin

or call (+34) 911 231 363

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