



## Townhouse for sale in Alhaurín el Grande, Alhaurín el Grande

**399 000 €**

Référence: R5153131 Chambres: 3 Bain: 3 Construite: 145m<sup>2</sup>







## Valle del Guadalhorce, Alhaurín de la Torre

Located within the sought-after urbanisation of Alhaurín Golf, on the south side of Alhaurín el Grande, this beautiful townhouse offers the perfect balance between tranquil living and excellent access. Just a seven-minute drive from the village and with easy connections to Fuengirola, Mijas, and the surrounding coastal hotspots, the location is both convenient and desirable. The property is presented in excellent condition, having recently benefited from several upgrades by the current owners, including a stylish open-plan kitchen and modernized bathrooms.

Distributed over two floors, the layout is both practical and inviting:

**Main floor:** Bright living room with an electric feature fireplace and direct access to a private 17m<sup>2</sup> terrace boasting lovely mountain views. On this level you will also find the fully fitted open-plan kitchen and a guest cloakroom.

**Upper floor:** Three double bedrooms with built-in wardrobes, including the master bedroom with en-suite bathroom. The two additional bedrooms share access to a sunny terrace, and there is also a modern family bathroom.

Additional features include air conditioning throughout, plenty of natural light, and a great sense of privacy.

The community is well-maintained all year round, with beautiful garden areas and a communal swimming pool. The monthly community fee is €123. The property also comes with a private allocated street parking space, with further on-street parking available.

This is a wonderful home, ideal as a family residence, holiday retreat, or rental investment.

For further details 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.
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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.

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud-ouest	Climatisation
Près du transport		Cheminée
Terrasse privée		
Salle de bain attenante		
Vues	Paramètre	Condition
Montagne	Près du golf	Excellent
Jardin	Urbanisation	
Piscine	Meubles	Cuisine
Communautaire	Optional	Entièrement équipé
Jardin	Parking	Services publics
Communautaire	Private	Électricité
Aménagé	Ouvrir	Eau potable
	Rue	
Catégorie		
Golf		