



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

425,000 €

Reference: R4980661 Bedrooms: 4 Bathrooms: 4 Build Size: 217m<sup>2</sup> Terrace: 65m<sup>2</sup>





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## Valle del Guadalhorce, Alhaurín el Grande

### Brisas del Golf 4 Bedroom Townhouse

An opportunity to purchase a large and generous three storey, four-bedroom, three-and-a-half-bathroom townhouse with front line golf views. Clearly well-loved and maintained by its current owners, this updated and reformed property is move in ready.

The property comprises of a large, open plan dining and living room leading to a south facing, bright and warm dining terrace and to the garden overlooking the 9th hole of Alhaurin Golf. Off the dining and living room, there is a newly installed, large and modern kitchen, with Bosch appliances, plus separate storage room and downstairs bathroom.

The hallway and staircase lead to the upper floor and to the garden floor levels. On the upper floor there are three large bedrooms, one with ensuite and a family bathroom. The primary bedroom enjoys a large terrace with golf course views and an ensuite bathroom. All three bedrooms enjoy golf and or mountain views, and each has extensive wardrobe and storage space.

The lower, garden floor level is currently utilised as a large lounge and entertaining area with separate shower room, laundry room, storage room and additional wine store / cellar. This area could be converted into a large one-bedroom apartment with garden access, a fourth bedroom, cinema room, gym etc or changed to suit the needs of the new owners.

The garden has been updated and landscaped providing multiple dining and lounge areas that are accessed from both the lounge and garden floors. To the front of the property, there is off street parking for one vehicle, additional dining and seating plus further storage. The gardens are low maintenance and included within the low-cost community fees are external painting and maintenance of the buildings.

Additionally, this well maintained and updated property boasts low running costs from the installed solar panels and pellet burning stove. The property is bathed in light, and we are told very warm in winter, cool in summer.

The community pool is a short walk away, also enjoying front line golf views. Given the size, location and front-line views, this is a property worthy of your time and consideration.



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Basement  
Fiber Optic

### Views

Mountain  
Country  
Garden  
Golf  
Forest

### Pool

Communal

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
West  
South West

### Setting

Urbanisation  
Frontline Golf  
Mountain Pueblo  
Close To Forest

### Furniture

Part Furnished

### Security

Entry Phone

### Category

Holiday Homes  
Golf  
Resale

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Open