

**Sales - House - Calahonda**  
**595.000€**



**Ref.-ID: R5074192**

**Calahonda**

**House**

**Community: 720 EUR / year**

**IBI: 727 EUR / year**

**Rubbish: 142 EUR / year**



**3**



**3**



**158 m2**



**700 m2**

Exclusive Listing. Rarely Available-New on the Market - Calahonda Villa with Sea and Golf Views! This lovely stand-alone 3 bedroom, 2.5 baths Villa is serenely nestled into a private complex of only 10 villas. Conveniently located in one of the best residential areas of Sitio de Calahonda, your new home enjoys beautiful sea views, contrasted nicely by the green fairways of the adjacent golf course. On the main floor, the villa offers a comfortable living room with a working gas fireplace, separate dining room, fully equipped kitchen and guest toilet. From the living room you have direct access to a spacious Southwest facing terrace which offers the best of two worlds. A relaxing open-air terrace ideal for sunbathing, combined with a nicely shaded covered terrace for an outdoor cocktail or alfresco dining. From the Villa's terrace, you also have access to an intimate private garden below. On the garden level, you will find the Master Bedroom with ensuite bathroom and two Guest Bedrooms sharing a bathroom. Plus, there is also a bonus room, being used currently as a laundry/storage room. But it could easily be converted into a 4th bedroom, office, etc. Also, a storage/workshop room and solar water heating system included.

- Setting**
- ✓ Frontline Golf
  - ✓ Close To Golf
  - ✓ Close To Shops

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ WiFi
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring

- Category**
- ✓ Resale

- Orientation**
- ✓ South

- Furniture**
- ✓ Optional

- Condition**
- ✓ Good

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Private

- Climate Control**
- ✓ Air Conditioning
  - ✓ Fireplace

- Security**
- ✓ Alarm System

- Views**
- ✓ Sea
  - ✓ Golf
  - ✓ Panoramic

- Parking**
- ✓ Covered