

## Sales - House - Calahonda

**595.000€**



**Ref.-ID: R5264644**

**Calahonda**

**Community: 720 EUR / year**

**IBI: 727 EUR / year**

**Rubbish: 142 EUR / year**



**3**



**3**



**158 m<sup>2</sup>**



**700 m<sup>2</sup>**

**House**

Exclusive Listing Rarely Available - Calahonda Villa with Sea and Golf Views! This lovely stand-alone 3 bedroom, 2.5 bath 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 area ideal for sunbathing, combined with a nicely shaded covered terrace for outdoor cocktails or alfresco dining. From the villa's terrace, you also have access to an intimate private garden below. On the garden level, you'll find the master bedroom with ensuite bathroom and two guest bedrooms sharing a bathroom. Plus, there is a bonus room currently used as a laundry/storage area, which could easily be converted into a 4th bedroom, office, or hobby space. A separate storage/workshop room and a solar water heating system are also included. Please note: the property would benefit from some renovation, offering the perfect opportunity to modernize and add your personal touch.

**Setting**

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Marble Flooring

**Orientation**

- ✓ South
- ✓ South West

**Condition**

- ✓ Renovation Required

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Fireplace

**Views**

- ✓ Sea
- ✓ Golf
- ✓ Panoramic

**Furniture**

- ✓ Part Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Parking**

- ✓ Covered