

## Sales - House - Calahonda

### 650.000€



**Ref.-ID: R5283799**

**Calahonda**

**House**

**Community: 276 EUR / year**

**IBI: 906 EUR / year**

**Rubbish: 142 EUR / year**



**3**



**2**



**135 m2**



**600 m2**

This well-located 3-bedroom villa sits in a quiet cul-de-sac in lower western Calahonda, just a 15-minute walk from shops and the beach. Set on a generous 600 m<sup>2</sup> plot, it offers excellent outdoor space, a private pool and a peaceful setting. The home is priced attractively to allow a new owner to update or redesign to their taste, with potential to extend the existing structure. The interior features a split-level lounge with double-height ceilings and beautiful feature beams, giving the main living area a bright and open feel. An alcove provides a natural dining space, and the independent kitchen could easily be opened up to create one large open-plan area. Two bedrooms and a full bathroom sit on the ground floor with a spiral staircase leading upstairs to the master bedroom and second bathroom and access to a sunny roof terrace. Outside, the villa offers sunny and shaded areas throughout the day, ideal for relaxing or entertaining. The lawned garden surrounds the pool, and a charming terrace overlooks the grounds, perfect for outdoor dining. Additional benefits include a private garage and a separate utility/storage room. Summary: Prime lower western Calahonda location, 15 minutes' walk to shops and beach Quiet residential cul-de-sac with strong privacy 600 m<sup>2</sup> plot Split-level lounge with double-height ceilings and feature beams Independent kitchen with easy open-plan conversion potential Two ground-floor bedrooms, upstairs master with full ensuite Separate utility/storage room for extra functionality Private roof terrace, pool, lawned garden and all-day sun or shade Private garage and well-priced for updating or renovation

- Setting**
- ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Urbanisation

- Kitchen**
- ✓ Fully Fitted

- Orientation**
- ✓ South

- Garden**
- ✓ Private

- Pool**
- ✓ Private

- Security**
- ✓ 24 Hour Security

- Views**
- ✓ Garden

- Parking**
- ✓ Garage

- Features**
- ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Storage Room
  - ✓ Fiber Optic

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Resale