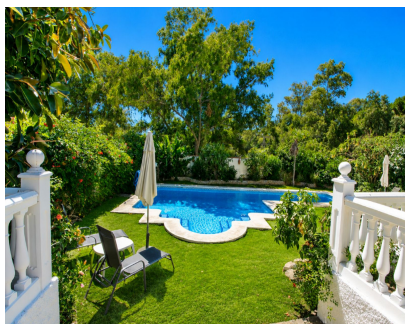


**Sales - House - Calahonda**  
**775.000€**



**Ref.-ID: R5426953**

**Calahonda**

**House**

**Community: 756 EUR / year**

**IBI: 987 EUR / year**

**Rubbish: 149 EUR / year**



**3**



**3**



**232 m2**



**683 m2**

Charming West-Facing Villa with Private Pool, Partial Sea Views & Walking Distance to Amenities ( WITH TOURISTIC LICENCE ) Set within beautifully maintained, mature gardens, this delightful three-bedroom, two-bathroom detached villa offers an exceptional combination of privacy, generous living space and a highly convenient location, all within easy walking distance of local amenities. The property is approached via a sweeping driveway, leading through manicured gardens with a front lawn and a spacious terrace with a barbecue area—an ideal setting for relaxing or entertaining family and friends. Inside, a welcoming entrance hallway leads to a bright and spacious lounge and dining room, where large patio doors flood the room with natural light and open directly onto the sunny terraces and private swimming pool, creating a seamless connection between indoor and outdoor living. The farmhouse-style kitchen offers plenty of character and practicality, while a guest cloakroom completes the ground floor. Upstairs, all three generously proportioned bedrooms feature fitted wardrobes and enjoy partial sea views. The master bedroom benefits from an en-suite bathroom, while a well-appointed family bathroom serves the remaining bedrooms. Both the master bedroom and one of the guest bedrooms have direct access to private terraces, providing the perfect place to unwind and enjoy the west-facing aspect and evening sunsets. Marble flooring and air conditioning are fitted throughout, ensuring year-round comfort. Outside, the large private swimming pool is surrounded by mature gardens and secluded terraces, creating a peaceful retreat while remaining just a short stroll from shops, restaurants and everyday amenities. Built in 1983, the villa offers 232 m² of accommodation on a generous 683 m² west-facing plot. Combining character, privacy, partial sea views and an unbeatable location, this is an ideal permanent residence, holiday home or investment opportunity on the Costa del Sol.

|                                                                                                                                                                                                                                            |                                                                             |                                                                               |                                                                         |                                                                                                                    |                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Close To Forest</li></ul>                                | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul>   | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>       | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>                          | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Optional</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Covered</li><li>✓ More Than One</li><li>✓ Private</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>                     |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>                                                                                                                                                                   |                                                                             |                                                                               |                                                                         |                                                                                                                    |                                                                                                    |