



Sales - House - Calahonda

595.000€

www.arbatestates.com

+34 606 84 36 45

+34 602 51 80 97

info@arbatestates.com



Ref.-ID: R5264644

Calahonda

Community: 720 EUR / year

IBI: 727 EUR / year

Rubbish: 142 EUR / year



3



3



158 m²



700 m²

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