



**Property type :** Detached Villa

**Location :** Calahonda

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Northeast

**Views :** Mountain views

**Parking :** Open private parking

**House area :** 310 m<sup>2</sup>

**Plot area :** 801 m<sup>2</sup>

- |                        |                    |                   |
|------------------------|--------------------|-------------------|
| ✓ ensuite bathroom     | ✓ close to shops   | ✓ near transport  |
| ✓ Close to golf        | ✓ WiFi             | ✓ Handicap access |
| ✓ Guest house          | ✓ Fitted wardrobes | ✓ Storage room    |
| ✓ Satellite dish       | ✓ Utility room     | ✓ Terrace         |
| ✓ Solarium             | ✓ White goods      | ✓ Furnished       |
| ✓ Pre-air conditioning | ✓ Airconditioning  |                   |

REDUCED TO SELL !! DELIGHTFUL DETACHED VILLA IN CALAHONDA. € 1,249,000.

THIS GATED PROPERTY HAS A LARGE CARPOOL LEVEL WITH THE ROAD AS WELL AS PLENTY OF SPACE FOR PARKING INSIDE THE PROPERTY GROUNDS.

ENTER THE VILLA TO AN OPEN PLAN KITCHEN & HUGE LOUNGE DINING AREA, WITH WORKING FIRE PLACE, GRADE 1, AIR CONDITIONING UNITS.

THE LIVING AREA IS TASTEFULLY DECORATED, WITH WRAP AROUND SLIDING DOORS GIVING LIGHT, LEADING TO A LARGE TERRACE SURROUNDING THIS FLOOR WITH AMAZING VIEWS OF THE POOL AND GARDENS.

ON THE SAME FLOOR IS A SMALL OFFICE / BEDROOM AND GUEST BATHROOM.

UP A WIDE GLASSED SHORT STEP STAIRCASE YOU FIND 3 VERY LARGE BRIGHT BEDROOMS, ONE BOASTS A LARGE ENSUITE BATHROOM, ALSO A GUEST BATHROOM SERVES THE REMAINING 2 BEDROOMS. AGAIN ON THIS FLOOR IS A LARGE WRAP AROUND TERRACE, ACCESSED THROUGH SLIDING DOORS FROM EACH ROOM, WITH ELEVATED PLEASANT VIEWS OF THE POOL, GARDEN AND GREEN AREAS AND MOUNTAINS.

COMING BACK DOWN THE STAIRS TO THE BASEMENT, YOU ARE MET BY A UTILITY ROOM AND SELF CONTAINED APARTMENT. THE APARTMENT HAS A LARGE LOUNGE AREA, AMPLE SIZE DOUBLE BEDROOM AND SEPARATE BATHROOM, ALSO BOASTING A SMALL KITCHEN. ACCESS TO THE GARDEN AND POOL AREA.

THE GROUNDS AT THE BACK OF THE PROPERTY BOASTS A 21 M<sup>2</sup> SWIMMING POOL AT 1.5 M DEEP, ALSO EASY MAINTENANCE VERY LARGE GRASSED AREA.

THE OUTSIDE SPACE IS PRIVATE & TRANQUIL, WITH ALL DAY SUN.

WALKING DISTANCE TO SHOPS, RESTAURANTS AND BARS, AND A SHORT DRIVE TO THE BEACH AND EASY ACCESS TO THE A7, THIS IS A MUST SEE PROPERTY.



