



**Property type :** Detached Villa

**Location :** Calahonda

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** garden

**Parking :** Closed Garage

**House area :** 81 m<sup>2</sup>

**Plot area :** 600 m<sup>2</sup>

- ✓ close to shops
- ✓ WiFi
- ✓ White goods

- ✓ near transport
- ✓ Fitted wardrobes
- ✓ Furnished

- ✓ Close to sea
- ✓ Storage room

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



