

## Villa zum Verkauf in Calahonda, Costa del Sol

3 Schlafzimmer | 2 Badezimmer | 131 m<sup>2</sup> Wohnfläche | 600 m<sup>2</sup> Landfläche | Garage Ya | Garten Ya | Pool Ya  
€ 906 IBI | € 142 Rubish tax | € 276 Community fees



### Beschreibung der Immobilie

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 charm