



**Sales - House - Calahonda**  
**650.000€**

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Ref.-ID: MIBGR5283799

Calahonda

House

Community: 276 EUR / year

IBI: 906 EUR / year

Rubbish: 142 EUR / year



3



2



135 m<sup>2</sup>



600 m<sup>2</sup>

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

<b>Setting</b>	<b>Orientation</b>	<b>Pool</b>	<b>Views</b>	<b>Features</b>	<b>Furniture</b>
<input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> South	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Garden	<input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Fiber Optic	<input checked="" type="checkbox"/> Fully Furnished
<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>	<b>Utilities</b>	<b>Category</b>
<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> 24 Hour Security	<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water	<input checked="" type="checkbox"/> Resale