



## Detached Villa in Calahonda

Calahonda

**€ 1.275.000**

	Estate type:	<b>villa</b>		Area:	<b>274 m<sup>2</sup></b>
	Terrace:	<b>44 m<sup>2</sup></b>		Number of bathrooms:	<b>2</b>
	Number of bedrooms:	<b>4</b>		Garage:	<b>Yes</b>
	Pool:	<b>Yes</b>		Plot:	<b>802 m<sup>2</sup></b>
	Air conditioning:	<b>Yes</b>		Television:	<b>No</b>
	Close to golf courses:	<b>Yes</b>		Wi-Fi:	<b>Yes</b>

A beautiful detached villa which can only be described as 'Picture Postcard' and located within walking distance of all local amenities and the beach. The villa has been reformed and meticulously tendered to by the present owners and it is being sold fully furnished.

The villa is located in the lower part of Calahonda just off Avenida Espana. The orientation is South West so you have sunshine all day which fills the house with natural light. The plot is an elevated corner plot and it's on a cul-de-sac so there is no passing traffic and the area is completely peaceful and quiet.

Despite all of this you can walk out of your front door and within 10 minutes you have 2 supermarkets, a number of cafes and restaurants and 2 commercial centres with many other shops and conveniences. Just a few minutes further brings you to the beach and the boardwalk.

Into the house we go.....

The front gates of the property are electric and there is a big garage and parking area upon entry for 3 cars in total. There is also a utility area in the garage and a lot of the machinery for the house is down here, an extra water tank, the pool mechanics, boiler etc.

There is one level of steps upto the front door but also a shallow ramp making easy access for anyone with mobility issues or delivery of heavier goods. There is a small 'Courtyard' area and water feauture at the front door which opens into a hallway which is ideal for leaving shoes, coats etc and there's an extra storeroom on the left hand side.

A few steps further into the vestibule and the house splits into 2 convenient sections. Off to the left for the living room and semi-open plan kitchen and off to the right for all the bedrooms and bathrooms.

To the left you walk into a big open lounge which is full of natural light and opens straight out onto a big terrace area which then leads onto the pool, patio and garden area. At 11m x 5m the pool is a very good size indeed. At present the terrace is enclosed with patio doors but it could be opened up again if a new buyer wished to do so. The kitchen is semi-open plan to the lounge. It has been reformed throughout and it also opens out onto the terrace and the pool area which is very convenient for catering / dining outside.

The master bedroom is a full en-suite and it also has a full walk in wardrobe which is the size of a bedroom in itself. This suite has patio doors leading out onto the terrace and onto the pool.

The second bedroom also has access out onto the terrace and the pool area. This bedroom shares a full bathroom with the other bedrooms. The 3rd bathroom is presently a washroom but it could easily be converted back into a full bathroom as it was previously therefore giving you 3 full bathrooms.

This villa really needs to be seen to be appreciated as it brings a lot together under one roof which seems to be rare nowadays. There is a list of extra features below. For further information or to arrange a viewing call me anytime!

A few extra features –

Solar panels for hot water  
Electric shutters throughout  
A safe  
Video entry / intercom  
USB ports in all plug sockets  
Salt water option for the pool



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