

## Other for Sale in Calabardina

375,000€



Magnificent detached villa for sale in Calabardina, Águilas, situated in a peaceful residential area just 5 minutes from the beach and enjoying beautiful open views. The property offers 220 m<sup>2</sup> of living space on a fully fenced 590 m<sup>2</sup> plot with independent access through an automatic gate.

One of the standout features of this home is its layout, which is divided into two completely independent living areas, each with its own private entrance. This makes it an ideal choice for large families, two families wishing to live together while maintaining their privacy, or buyers looking for a property with rental income potential.

The ground floor comprises a spacious living room with a fireplace, a fully fitted kitchen, two bedrooms, a family bathroom, a utility room, and a garage. The living room opens onto a generous terrace overlooking the garden and private 7 x 3 metre swimming pool that is currently in need of cleaning and maintenance. The garden is planted with a variety of mature trees and shrubs, creating a pleasant outdoor space to relax and enjoy the Mediterranean climate.

The upper floor, which benefits from its own independent external access, features a second living room with an open-plan kitchen, two further bedrooms, a bathroom, a utility room, and two large terraces where you can enjoy the views and the peaceful surroundings.

The villa is being sold fully furnished and is presented in excellent condition throughout, ready to move into. Additional features include air conditioning, gas-fired central heating with radiators throughout the property, and all mains services, including water and electricity, are connected.

- **4 Bedrooms**
- **590m<sup>2</sup> Plot size**
- **2 Bathrooms**
- **Private Pool**
- **220m<sup>2</sup> Build size**
- **Garage**