



## SAMOSTATN? STOJÍCÍ VILA 3 LOŽNICE

📍 Mijas

**REF# R4355983 – 525.000€**



3  
Ložnice



2  
Koupelny



178 m<sup>2</sup>  
Built



3500 m<sup>2</sup>  
Plot



50 m<sup>2</sup>  
Terrace

Charming Traditional Villa with Development Potential near Mijas Pueblo

Step into the enchantment of this lovely traditional villa, conveniently located within walking distance of the picturesque Mijas Pueblo. Set on the outskirts of Urbanisation Santa Rosa, along the sought-after Mijas road, this captivating property offers a serene countryside lifestyle with exciting possibilities for expansion.

Although the villa has been unoccupied for some time, it is in good condition inside and presents an excellent foundation for its new owner. A little touch-up would further enhance its timeless charm, allowing you to add your personal touch and make it truly yours.

The property sits on approximately 3500 square meters of land, cleverly divided by the current owners into three separate sections. The urban land classification makes this an exciting opportunity, as it permits the

construction of two additional villas on the plots. Preliminary plans for this expansion have already been made, giving you a head start. However, please note that these plans will need to be resubmitted for approval.

Inside the main villa, you'll find a well-equipped kitchen that flows seamlessly into an open-plan living and dining area. The entrance level also features a cozy bedroom and a convenient bathroom, catering to your everyday needs.

On the lower level, there are two more bedrooms, one of which has its own private bathroom for added comfort. An additional well-appointed bathroom is also available, ensuring ample space for family and guests.

The villa is surrounded by spacious terraces, providing perfect spots to soak up the sun and enjoy the beautiful surroundings. The mature gardens exude tranquility, with plenty of room to add a refreshing swimming pool—an oasis for relaxation.

This remarkable property is an ideal opportunity for savvy investors looking for a promising venture or those seeking a rustic living experience. While enjoying the peace and tranquility of the countryside, you'll appreciate the convenience of being within easy walking distance of the charming village of Mijas, with its delightful amenities, quaint streets, and rich cultural heritage.

Don't miss out on this incredible chance to embrace the charming blend of rustic appeal and development potential that this traditional villa offers. Contact us now to seize the opportunity to make this extraordinary property your own.





