



## DETACHED VILLA WITH 4 BEDROOMS

📍 Calahonda

**REF# R4835191 – 709.000€**

IBI

972 €/YEAR

Garbage

142 €/YEAR

Community

600 €/YEAR



4  
Beds



3  
Baths



197 m<sup>2</sup>  
Built



582 m<sup>2</sup>  
Plot



26 m<sup>2</sup>  
Terrace

LOCATION, LOCATION, Detached 4 bed (one level) villa on very private corner plot by Lower Calahonda only (320 m) 7 mins walk to beach & less to shops, bars & restaurants etc. Sea views, private pool &

garage.

This charming & spacious 4 bed, 3 bath fully Detached (one level) villa offers lots of Andalucian character with 2 turrets. It has a bright spacious lounge full of windows and a fireplace. A nice size kitchen / breakfast room which opens onto a relaxing shady covered area besides the sunny south facing swimming pool with jacuzzi bubbles. Here you also find an extra room with power and water overlooking the pool, that would make a great office or bar. The property also benefits from a separate garage, double glazing and air con in some areas. You can walk all around the villa with unoverlooked gardens to every side, two roof terraces with sea views and a hideaway turret room also with lovely sea views, ideal for a reading / hobby room or office.

This charming Mijas Costa property for sale is in a fabulous location near the beach / shops and offers incredible privacy in its unoverlooked corner plot. Ideal for someone looking to retire in a traditional charming villa and rent out half the villa to holiday makers or long term tenants for rental income (already used like this). Or someone who wants a very private unoverlooked 4 bed villa that is only a quick walk to the beach, shops, bars, restaurants, pharmacy, supermarkets etc. that they can open up and modernise to their own taste.

#### LOCATION

5 mins walk to lots of shops bars & restaurants etc.

7 mins walk to beach.

6 mins drive to popular La Cala de Mijas beach town or longer if you prefer an enjoyable walk along the beautiful boardwalk.

15 mins drive to famous Marbella Old Town & luxury promenade.

#### THE VENDOR HAS INFORMED US THAT:

Community Charges are only € 50 per month.

IBI (Council Tax) is only € 972 per year.

Full video tour coming soon, but don't delay as we have started viewings already.

EXCLUSIVE LISTING, keys in office, now reduced by 80k for quick sale.









