



## Detached Villa for sale in Águilas, Águilas

370,000 €

Reference: R5116852 Bedrooms: 3 Bathrooms: 2 Plot Size: 910m<sup>2</sup> Build Size: 265m<sup>2</sup>





## Alto Guadalentín, Águilas

Spacious Villa for Sale in Calabardina with Basement and Tropical Garden by the Sea

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Gogo Estates presents a unique opportunity to acquire a villa with Mediterranean charm located in the picturesque coastal village of Calabardina, within the municipality of Águilas. This area is one of the most sought after in the Region of Murcia due to its tranquillity, crystal-clear beaches, and high quality of life.

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This property stands out for its generous plot of 910 m<sup>2</sup> and a main construction of 237 m<sup>2</sup> on a single floor, making it a very comfortable and accessible home for all types of families. Additionally, it features a semi-basement of 110 m<sup>2</sup>, designated as a garage and storage area, with easy access via a ramp, offering more than enough space for several vehicles, boats, or storage.

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The layout of the house is designed to enjoy both indoor and outdoor living.

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A large covered porch perfect for family gatherings, outdoor meals, or simply relaxing with views of the garden.

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A spacious foyer and hallway that seamlessly connect all areas.

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A bright living-dining room with a fireplace, with direct access to the porch, creating a cosy space in winter and a cool retreat in summer.

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Three generously sized bedrooms, ideal for families or hosting guests.

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A fully equipped independent kitchen with a practical pantry.

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A full bathroom and an additional toilet providing day-to-day convenience.

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A wine cellar next to the garage, perfect for wine enthusiasts or as additional storage space.

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The exterior is one of the main attractions of the property. The house is surrounded by a well-maintained garden with vegetation, offering a private and serene environment, ideal for enjoying the Mediterranean climate all year round. It also features an area for animals, adding versatility to the estate. Being situated on a corner, the property enjoys great privacy and natural light.

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In terms of comfort, the villa is equipped with radiators in all rooms and features traditional-style tiled roofing, which not only adds aesthetic appeal but also durability and insulation.

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Privileged location: Calabardina is highly valued for its peaceful atmosphere, proximity to the sea, and excellent connection to Águilas, where you will find all services, shops, dining, and entertainment. Its beaches, with clean and calm waters, are ideal for water sports or simply relaxing in the sun.

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In summary, this villa combines the best of a seaside holiday home with the necessary comforts to become a permanent residence. A unique property that combines spaciousness, privacy, traditional style, and proximity to the sea.

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Do not miss this opportunity. Contact us today to request more information or arrange a viewing.



## Features:

Private