



## Detached Villa for sale in Cartagena, Cartagena

295,000 €

Reference: RS23832 Bedrooms: 5 Bathrooms: 2 Plot Size: 1,512m<sup>2</sup> Build Size: 128m<sup>2</sup>





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## Costa Calida, Cartagena

### Finca Villa for Sale in Roche, Cartagena (Murcia)

Opportunity to acquire a traditional finca-style villa in the sought-after area of Roche, just 5 minutes drive from Cartagena city. This spacious property, set on a generous 1,512m<sup>2</sup> plot, offers great potential for renovation and customisation to your taste.

The villa has a total build size of 128m<sup>2</sup>, with a welcoming carport at the entrance, a mature garden with orange trees, and outdoor areas enjoying both sun and shade throughout the day.

Inside, the property offers:

- \* 5 bedrooms (two with fitted wardrobes)
- \* 2 bathrooms (one with bathtub, one with shower)
- \* Attic room plus a storage room
- \* Bright living area with fireplace
- \* Kitchen with utility area and direct access to a covered terrace overlooking the pool

The exterior boasts a private swimming pool (5x10m) with outdoor shower, an annex with living area, kitchen, and air conditioning, plus additional covered terrace space. There is also the possibility to create a wine cellar beneath the pool area.

Additional features include:

- \* Workshop at the rear of the property
- \* 26m deep well on the plot
- \* Pool pump house with storage

This finca presents a wonderful opportunity for those seeking a renovation project with character, close to the city yet enjoying the peace and charm of the countryside.

Price shown excludes buying costs

Cash buyer: add 10%

Mortgage buyer: add 12%