



## Detached Villa for sale in Cartagena, Cartagena

**180,000 €**

Reference: RS26834   Bedrooms: 6   Bathrooms: 1   Plot Size: 2,000m<sup>2</sup>   Build Size: 490m<sup>2</sup>





## Costa Calida, Cartagena

Authentic Cortijo in Pozo Estrecho: A Masterpiece Awaiting Restoration Located in the serene Pasaje Lomas Arriba area of Pozo Estrecho, Cartagena, this traditional Andalusian-style cortijo offers a rare opportunity to own a significant piece of Spanish rural heritage. Spanning a vast built area of 490 m<sup>2</sup> on a 2,000 m<sup>2</sup> plot, this property is a blank canvas for investors or families seeking a bespoke country estate. Property Layout & Key Features Grand Living Spaces: A massive 50 m<sup>2</sup> living and dining area provides the perfect social heart for the home. Generous Accommodation: The main living area (approx. 273 m<sup>2</sup>) currently houses 6 spacious bedrooms, offering immense flexibility for reconfiguring into en-suite suites or creative studios. Functional Heritage: The kitchen retains a traditional cistern (aljibe), a quintessential feature of the Campo de Cartagena that adds historic charm. Expansion Potential: An additional 217 m<sup>2</sup> of storage area and cellars (bodegas) offer incredible space for conversion into guest annexes, a home gym, or a private winery. Investment Potential & Visionary Examples With a structure of this scale and character, the possibilities for transformation in 2026 are limitless: Luxury Boutique Retreat: Convert the extensive "bodegas" into a spa or yoga studio, using the six bedrooms to create a high-end rural B&B for travellers seeking an authentic Mediterranean experience. Multigenerational Family Estate: Utilize the 490 m<sup>2</sup> footprint to create a modern open-plan manor. The 2,000 m<sup>2</sup> plot is ideal for adding a swimming pool, outdoor kitchen, and Mediterranean gardens with olive and citrus trees. Artist's Residence & Workshop: The large storage areas provide the perfect light and space for galleries or workshops, while the tranquil rural setting of Pozo Estrecho offers an inspiring environment. Eco-Friendly Farmstead: Take advantage of the sunny Cartagena climate to install solar energy systems and revitalize the land for self-sufficiency, keeping the traditional cistern as a sustainable water source. Location Advantage: Enjoy the peace of the countryside while remaining just 15 minutes from the historic port city of Cartagena and within easy reach of the Mar Menor beaches and Murcia Airport.