



## Villa - Chalet en venta en Cartagena, Cartagena

180.000 €

Referencia: RS26834    Dormitorios: 6    Baños: 1    Terreno: 2.000m<sup>2</sup>    Construido: 490m<sup>2</sup>





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## 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.