



# Abstandsvilla zum Verkauf in Los Urrutias, Cartagena

425.000 €

Referenz: R5294221 Schlafzimmer: 3 Badezimmer: 3 Grundstücksgröße: 350m<sup>2</sup> Garten: 193m<sup>2</sup>





## Costa Cálida, Los Urrutias

A villa with views, space and room for both peace and opportunity. On a sunny plot of approximately 350 square meters lies this charming villa with private pool - a home where every day is framed by light, tranquility and the expansive view of the sea. Here you live in an environment where the beauty of nature meets the comfort of home and where every detail invites you to a life close to the sun and the fresh breeze.

The villa offers three bedrooms and two bathrooms, distributed over a well-planned area that creates a pleasant balance between social areas and privacy. Adjacent to the entrance you are greeted by a glazed veranda, one of the house's greatest assets. From here a magnificent view opens up over the entire Mar Menor - a place where you can start your day with morning coffee and end it with the soft colors of the sunset.

On the roof terrace, an extra large room area awaits, a flexible part of the home with the potential to become a separate apartment space, a guest room, a studio or perhaps a hobby room with inspiration directly from the view. The possibilities are many, and the open feel makes it easy to create something unique.

The pool, which was completely renovated two years ago, is located sheltered on the plot and becomes an obvious centerpiece for lazy days, cooling dips and relaxation under the sky. The surrounding garden provides space for play, cultivation and social moments, while the design of the plot creates a private and harmonious atmosphere.

This is a home with character, space and potential - perfect for those who want proximity to the sea, a quiet everyday rhythm and the opportunity to shape a home completely according to your dreams. A villa that combines views, comfort and quality of life in a beautiful whole.

Please contact us for more information or to book a viewing. We will of course conduct digital viewings if you are unable to be there in person.