



## Villa for sale in Cartagena, Cartagena

295000 €

Odniesienie: MS34490 Sypialnie: 5 łazienki: 2 Rozmiar działki: 1512m<sup>2</sup> Buduj rozmiar: 128m<sup>2</sup>





## 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%



## Funkcje:

Pool	Close to all amenities	Beautiful Garden
Terrace	close to schools	garden
independent apartment	Private pool	Mieszkanie gościnne
Fireplace	sea views	mature garden
Close to the sea	Store room	near beach