

## Villa for sale in Cartagena

490,000 €

Reference: AC11030 Bedrooms: 3 Bathrooms: 4 Plot Size: 400m<sup>2</sup> Build Size: 250m<sup>2</sup>



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## Costa Calida, La Manga Golf Club

Semi-detached Villa - Three Bedrooms - Private Pool - El Coto Community This lovely semi-detached villa, located in the tranquil community of El Coto on the North side of the prestigious La Manga Club, offers a fantastic opportunity to create a wonderful family holiday home or permanent residence. Built on a 400m<sup>2</sup> plot with a sunny South facing garden, private pool and various additional versatile living and outdoor spaces, the property ticks every box for a large family who want to spend time together while not compromising on privacy and space. The property offers over 250m<sup>2</sup> of living space distributed over three floors: an enormous basement, ground floor and first floor. On the ground floor, there is an open plan living, dining and kitchen area, one bedroom with ensuite bathroom and a guest bathroom. Enter via the private and secure front porch area, or directly via the large garage. The living area is framed perfectly with floor to ceiling glass patio doors and windows throughout, ensuring that the space is flooded with natural light and offering great views of the South facing garden and pool. On the second floor there are two bedrooms, each ensuite. The master enjoys a large South facing balcony which overlooks the garden and pool and the second a smaller Juliet balcony to the front of the property. The property is finished to the highest standard, with marble floors throughout, wrought iron stair railings, large windows and high quality carpentry. The basement floor is a blank canvas with an enormous amount of potential. Spanning the length and width of the property it offers the opportunity to convert the space into a self-contained apartment, bar and games room, guest bedrooms or office/gym. The space enjoys natural light and ventilation. La Manga Club offers access to the 3 golf courses, 28 tennis courts, 7 paddle courts, and many restaurants and bars that this beautiful resort has to offer. The secure community is just a short drive to the beaches of the Mar Menor and the Mediterranean. Just 10km to the picturesque marina of Cabo de Palo, one of the best locations in Europe for Scuba diving and water sports and just 15 km from Cartagena, and its beautiful port and many shops.

Semi-detached Villa- Private Pool- South Facing Garden- Three Bedrooms- 4 Bathrooms- Large Basement- Secure Community