



## Villa for sale in Cartagena

1,775,000 €

Reference: AC12116 Bedrooms: 6 Bathrooms: 5 Plot Size: 3,509m<sup>2</sup> Build Size: 554m<sup>2</sup>







## Costa Calida, La Manga Golf Club

La Manga Club - Private Garden - Private Pool - Annex This incredible villa is located in the heart of the La Manga Club, just a few minutes' walk from the tennis center, golf courses, Bellaluz Plaza, and the vibrant bars and restaurants of this prestigious resort. This stunning villa boasts a rustic design with tremendous amounts of character whilst incorporating a modern touch, with refurbished new windows and doors, underfloor heating, a modern alarm system, and electric gates. The expansive driveway leads you to the double garage and beautiful oak front door. The Villa is mostly distributed over one level with only one of the bedroom suites on the upstairs level, with an ensuite bathroom, dressing area, and private balcony, with views of the Mar Menor and the Mediterranean. The entrance leads to the first living room with hardwood flooring, a beautiful brick feature fireplace, and floor-to-ceiling sliding doors presenting captivating views of the extensive private gardens and swimming pool. Leading through to the remodeled fully equipped country-style kitchen with exposed wooden beams, marble tiled walls and marble work surfaces, breakfast bar, and dining area, and with direct access to the summer kitchen through an arched door. From the kitchen you can access the study, the double garage, the pantry, the attic, and the second living and dining area with a second feature fireplace, vaulted ceiling with exposed wooden beams, a guest toilet, and direct access onto one of the terraces and the garden, the perfect area for entertaining friends and family. The bedrooms are located down a hallway to the left of the front door, there are three spacious double bedrooms, and two family bathrooms, all but one bedroom has direct access to the patio area, through double glazed patio doors. At the very end of the hallway is the enchanting master bedroom with a dressing area and a double ensuite bathroom, also with direct access to the terrace. An independent annex with a living area, small kitchen, double bedroom, and bathroom is located at the end of the property, perfect for guests. The large basement is accessed via stairs situated next to the annex and is perfect for all your storage needs. The outdoor areas offer ample space to enjoy the Mediterranean climate, all year long, with an average temperature of 21 degrees and over 320 days of sunshine per year. The enormous garden consists of grass areas, a pebbled area with landscaped plants, a large semi-covered terrace, a private pool, and a charming outdoor kitchen with a bbq, a wood oven, and an outdoor sink. 3356m2 Plot Private Gardens Private Swimming Pool Six Bedrooms Annex Garage Study Attic Basement Central Location