



## Detached Villa for sale in Cártama, Cártama

375,000 €

Reference: R5032396 Bedrooms: 2 Bathrooms: 2 Plot Size: 5,052m<sup>2</sup> Build Size: 158m<sup>2</sup>





## Valle del Guadalhorce, Cártama

Step into a world where Mediterranean charm meets contemporary luxury. This exquisite home, spread over two floors, offers a lifestyle that many dream of but few attain. The heart of the home is a sleek, modern kitchen featuring deep blue cabinetry, state-of-the-art appliances, and a layout that beckons culinary creativity. Sunlight streams through arched windows, illuminating a spacious living area that seamlessly connects to an inviting outdoor terrace - perfect for al fresco dining or sunset cocktails. Ascend the staircase to discover two generous bedrooms, including a 13 sq.m primary suite that serves as a tranquil retreat. Vaulted wooden ceilings add character and warmth, while strategically placed windows frame picturesque views. The bathrooms are a testament to thoughtful design, with one boasting a rustic-chic aesthetic complete with wooden accents and natural textures. For those who work from home, a dedicated office space ensures productivity without compromising on style. Every corner of this home has been curated to inspire and delight, from the cozy fireplace in the living room to the charming tile details in the bathrooms. Furthermore, on the plot of 5052sq.m, which is perfect for equestrian use, you will also note a separate two storey annex (requires refurbishment and would be perfect for guest accommodation), two sheds and a large carport. The property has mains electricity and water is supplied from a community well. The property also has a private well although it's currently not in use. This is more than just a house; it's an opportunity to elevate your lifestyle and embrace the laid-back luxury of Mediterranean living. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.



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