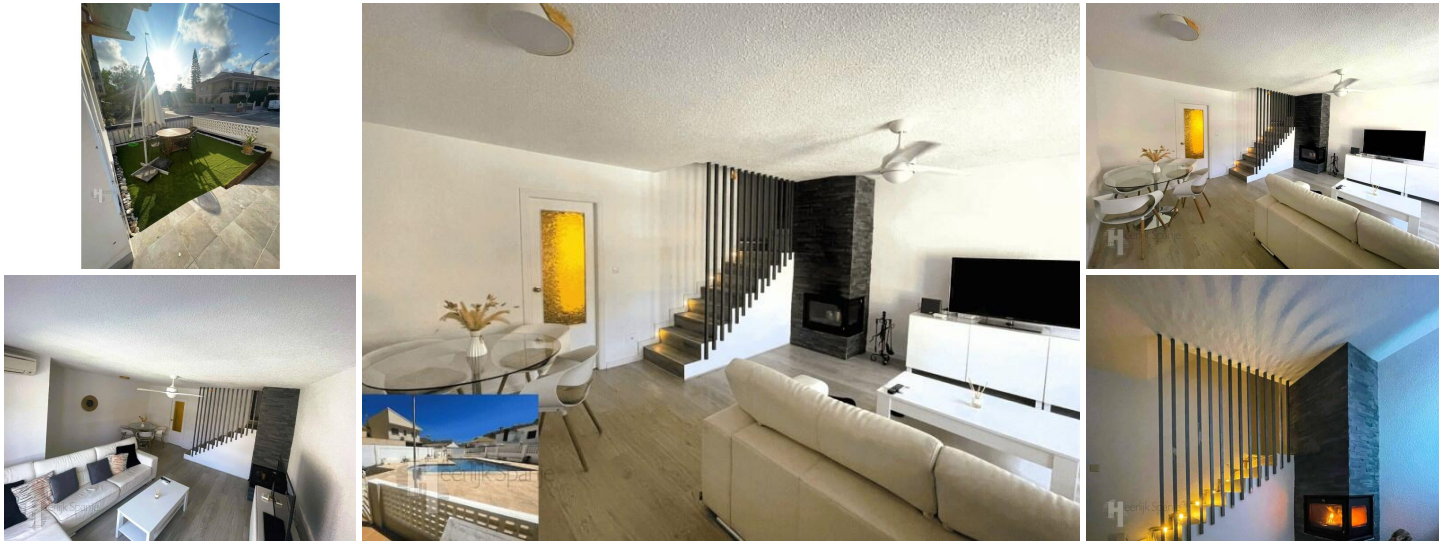


4 bedroom Townhouse for sale in Aguilas, Murcia

249,999€



This cosy property, with underground parking and a communal swimming pool, is located a short distance from the sea (just 250 metres away) in the quiet coastal village of Calabardina. With three terraces, stunning sea and mountain views from the roof terrace and a cosy living room with fireplace, this is the ideal place to relax under the Spanish sun. Here you can enjoy space, comfort and the typical southern Spanish atmosphere. A great choice for those looking for beach, tranquillity and experience, with all amenities within easy reach.

INSIDE:- 197 m² built area- 4 bedrooms on the first floor:- 2 bedrooms with king-size beds- 1 bedroom with 2 single beds- 1 bedroom with pull-out bed (suitable for 1 or 2 persons)- 2 modern bathrooms with walk-in shower (upstairs and downstairs)- Spacious 30 m² living room with air conditioning, ceiling fan and wood-burning stove- Fully equipped kitchen with direct access to the terrace- Furnished and ready to move in- Air conditioning, double glazing and roller shutters

OUTSIDE:- Sunny rear terrace of 20 m² with stone barbecue - ideal for cosy evenings- North-facing terrace of 16 m² - wonderfully cool during hot summer days- Roof terrace of 20 m² with sea and mountain views- Solar panels for lower energy costs- Practical storage space on the roof terrace- Private underground garage of approx. 40 m² with direct access to the property

EXTRA INFO:- Proven rental income: €6,000 in July and August via Airbnb €1,000/month during low season (September-June)- Average electricity costs: only £8-£18/month thanks to solar panels- Community fees: £225 per quarter- IBI (property tax): £590 per year

SURROUNDINGS: Calabardina is a charming and authentic coastal village on the Costa Cálida, where you can enjoy peace and quiet, nature and the convenience of local amenities. The beach is just a 250-metre walk away, and the village itself has several cosy restaurants, cafés and a supermarket - ideal for everyday convenience. The sheltered bay of Calabardina is perfect for swimming, snorkelling, kayaking and stand-up paddleboarding. Just an 8-minute drive away is Águilas, a lively town known for its beautiful beaches, promenade, gastronomy and colourful carnival. Nature lovers will be in their element in the nearby Cabo Cope nature reserve, with walking routes along cliffs and viewpoints. The property is easily accessible via three airports: Murcia-Corvera (1 hour), Almería (1 hour 30 minutes) and Alicante (1 hour 40 minutes). This also makes it practical for those who visit regularly or wish to receive

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|---|---|--|
|  4 bedrooms |  2 bathrooms |  161m ² Build size |
|  36m ² Plot size |  161.00 net area |  36.00 land area |
|  197.00 gross area |  4 bedrooms |  2 bathrooms |