



## 3 bedroom Villa for sale in Casilla de la Via, Málaga

335,000€



**EXCLUSIVE:** Villa Petirrojo is a beautifully presented three-bedroom, two-bathroom villa set on a generous 1,400 m<sup>2</sup> south-facing corner plot. Located in the newly urbanized phase two of Cortijo Romero, the area benefits from tarmac roads, street lighting, mains services, and upcoming fibre optic installation. The property offers excellent privacy, spacious outdoor areas, and a bright, modern interior — perfect for permanent living or as a holiday home. Air conditioning (hot/cold) units throughout; wood-burning fireplace in lounge. Spacious open-plan living/dining area with multiple windows and patio doors offering abundant natural light. Modern kitchen with marble countertops and south-facing views. 8x4m private pool (recently retiled) with cover and corner steps. Large terraces and outdoor dining areas; small garden and vegetable plots. Garage with internal access, tiled flooring, and potential for conversion to a 4th bedroom. Solar panels installed for energy efficiency and reduced electricity bills.

- 3 bedrooms
- 1,326m<sup>2</sup> Plot size
- Close to medical centre
- Country Views
- Double Glazing
- Fitted Wardrobes
- Garden/pool view

- 2 bathrooms
- Pool-Communal
- Close To Town And Amenities
- Covered Seating Area
- Electric Boiler
- Fly screens

- 140m<sup>2</sup> Build size
- Auto Clean Pool
- Communal parking
- Dishwasher
- Fireplace With Wood Burner
- Garage