

## 4 sovrum Villa till salu i Santiago de la Ribera, Murcia

450.000€

For Sale: Exclusive Plot with Single-Story Building Just 450m from the Sea

This exceptional 546-square-meter plot, located in the sought-after area of Santiago de la Ribera, offers a unique opportunity to own a property just 450 meters from the beach. The existing structure, a beautifully crafted single-story building with a total built area of 245 square meters (including the porch), is currently used as an architectural studio.

### Features of the Property

#### € Construction and Exterior:

The building is constructed with top-quality materials, ensuring durability and timeless elegance. All exterior woodwork, including doors, windows, shutters, and frames, is made from solid iroko wood. The glass is double-glazed (Climalit), and the iron grilles are crafted from solid wrought iron for added security.

#### € Outdoor Space:

The garden area features artificial grass, fully illuminated, and offers ample space to construct a swimming pool. There is also parking space for two cars within the plot.

#### € Interior and Renovation Potential:

While the current interior is designed for use as a professional studio, the property presents a fantastic opportunity for transformation into a luxury home. Two proposed renovation designs are available, with detailed floor plans included, to inspire the creation of your ideal living space.

### Additional Benefits

- |                                                                                                                  |                                                                                                      |                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  4 sovrum                      |  2 badrum         |  246m <sup>2</sup> Bygg storlek |
|  546m <sup>2</sup> Tomtstorlek |  Street parking   |  disabled access                |
|  near beach                    |  near schools     |  Near town                      |
|  Driveway                      |  Character        |  Near hospital                  |
|  Broadband Internet            |  Needs Renovation |  One-floor                      |
|  City views                    |                                                                                                      |                                                                                                                      |