

# SPANISHESTATE

<https://www.spanishestate.com/villa/ampliacion-de-cartama-29570/6375458/>

## villa for sale Ampliacion De Cartama, Valle Del Guadalhorce



Imagine waking up each morning surrounded by nature, with the sound of birds and open views that invite you to unwind from the pace of daily life. Located in the peaceful area of El Sexmo, just 1 km from the main road, this magnificent detached home offers the perfect blend of privacy, space, and strategic location. Close to the Technology Park, with quick access to the A7 motorway and only 15 minutes from Málaga International Airport, you'll enjoy excellent connectivity without giving up tranquility.~~The property sits on an impressive 2,600 m2 fully fenced plot, where nature takes center stage with its fruit trees and generous outdoor spaces. The highlight of the garden is a 63 m2 swimming pool, perfect for enjoying the Costa del Sol's climate all year round. It also benefits from irrigation water, electricity supply, and ample space to park several vehicles comfortably.~~Inside, the main house offers a warm and functional layout with 4 bedrooms, 1 bathroom, and a bright livingdining area with a fireplace, seamlessly connected to an openplan kitchen. From the front porch, you can relax while taking in the views and enjoying peaceful outdoor moments.~~As an added value, the lower floor features a selfcontained apartment with 2 bedrooms, living room, kitchen, and bathroom—ideal for guests, extended family, or even as a rental opportunity. All this just minutes from the town center, where you'll find supermarkets, bars, medical services, and everything you need for everyday living. A property full of charm, space, and endless possibilities.~

### property details

Spanishestate id:	<b>6375458</b>
reference::	<b>MAL-648-CB</b>
close to/ located:	<b>Ampliacion De Cartama</b>
region:	<b>Valle Del Guadalhorce</b>
property type:	<b>villa</b>
rooms:	<b>6</b>
property surface:	<b>242 m2</b>
surface plot:	<b>- m2</b>

### contact

real estate agent:	<b>International Real Estate Services- Inmobiliaria</b>
name:	<b>not available</b>
spreekt:	<b>not available</b>
telefoon:	<b>+34952105859</b>

price:

**€ 350.000**