

## villa for sale **Comunión, Añana**



Finca Villa for Sale in Roche, Cartagena (Murcia) Opportunity to acquire a traditional finca-style villa in the sought-after area of Roche, just 5 minutes drive from Cartagena city. This spacious property, set on a generous 1,512m<sup>2</sup> plot, offers great potential for renovation and customisation to your taste. The villa has a total build size of 128m<sup>2</sup>, with a welcoming carport at the entrance, a mature garden with orange trees, and outdoor areas enjoying both sun and shade throughout the day. Inside, the property offers: \* 5 bedrooms (two with fitted wardrobes) \* 2 bathrooms (one with bathtub, one with shower) \* Attic room plus a storage room \* Bright living area with fireplace \* Kitchen with utility area and direct access to a covered terrace overlooking the pool. The exterior boasts a private swimming pool (5x10m) with outdoor shower, an annex with living area, kitchen, and air conditioning, plus additional covered terrace space. There is also the possibility to create a wine cellar beneath the pool area. Additional features include: \* Workshop at the rear of the property \* 26m deep well on the plot \* Pool pump house with storage. This finca presents a wonderful opportunity for those seeking a renovation project with character, close to the city yet enjoying the peace and charm of the countryside.

### property details

Spanishestate id: **6302076**  
reference:: **MLSC7942341**  
close to/ located: **Comunión**  
region: **Añana**  
property type: **villa**  
rooms: **5**  
property surface: **128 m<sup>2</sup>**  
surface plot: **1512 m<sup>2</sup>**  
price: **€ 279.000**

### contact

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