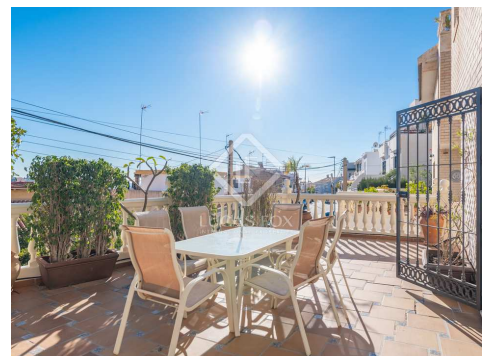
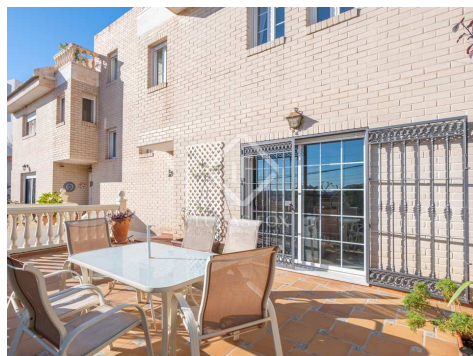


€639,000 House / Villa - For sale

## 3 Bedroom house / villa for sale in Pedregalejo - Cerrado de Calderón, Málaga

Spain » Málaga » Pedregalejo - Cerrado de Calderón » 29018

**3** Bedrooms    **3** Bathrooms    **210m<sup>2</sup>** Floorplan    **234m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Beautiful and sunny 3-bedroom semi-detached villa for sale in Pedregalejo, in Málaga.

Lucas Fox, the leading real estate agency in the luxury market, is pleased to present this magnificent semi-detached villa in the upper area of Pedregalejo, next to Hacienda Paredes, a quiet area in the surroundings of one of the best-known and liveliest neighborhoods in the city. In this property you can find everything you need to start a new life in Malaga, the fashionable city in Europe.

The property has a constructed area of 210 m<sup>2</sup> distributed over three floors, a large 75 m<sup>2</sup> garage, a fantastic attic and a separate pedestrian entrance.

When accessed from the street, we find on the ground floor a fantastic terrace facing southeast where we can enjoy the long, warm days of the Costa del Sol. On this terrace, we find the main entrance where the entrance hall is located. To your right, there is the living room of about 30 m<sup>2</sup>, a fireplace with a Hergón brand cassette, perfect for winter days. Its large windows have motorized blinds and insulating glass to maintain comfort.

At the back of the entrance hall is the spectacular kitchen of almost 20 m<sup>2</sup>, fully equipped and with a large bar. It has a large office with capacity for six people and also has fantastic lighting. Likewise, it benefits from access to a charming and private garden, in the most reserved area of the house, which offers us the possibility of installing a swimming pool. This floor is completed with a large pantry, the guest toilet.

An interior door that takes us to the lower floor, where the 75 m<sup>2</sup> garage is located with capacity for two vehicles and which has generous storage space.

On the first floor, the night area is located, with two complete bathrooms and three bedrooms with built-in wardrobes. Originally there were four bedrooms, although two of them were unified to become the main bedroom so that it could have a dressing room and private bathroom.

This main bedroom has a fantastic southeast orientation, natural lighting and sea views. The other two bedrooms, equally spacious and bright, complement this floor along with the other bathroom.



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Terrace, Garden, Private garage,  
Natural light, Open kitchen,  
Near international schools, Heating,  
Fireplace, Exterior, Equipped Kitchen,  
Double glazing, Barbecue, Balcony,  
Air conditioning

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<b>3</b>	<b>3</b>	<b>210m<sup>2</sup></b>	<b>234m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

And finally, on the second floor, the property has a practical and bright attic room , currently used as an study for its privacy and tranquility. This attic also has a charming terrace with sea views where you can relax, enjoying the clarity of the days and the silence.

This fantastic, elegant and well-maintained property , with marble floors, due to its versatility, is perfect both as a main residence and as a holiday property and even as an investment with great profitability potential.

Finally, it is located in a family-friendly and quiet area, with easy and quick access to the highway by car, as well as a short walk from the famous and picturesque beaches of Pedregalejo and El Palo, with typical restaurants where you can enjoy life. In the south.

This property, for value for money, is a fantastic purchasing opportunity.

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