

Casa Cormorante

3-bed Townhouse in Arcos de la Frontera

€ 169,995

Reference: ARC540



Details

- 3 bedrooms
- 3 bathrooms
- Plot area: 214sqm
- Constructed: 171sqm

Features

- Garage
- Near the airport
- Near the beach

Nearby

- 59km: Playa la Barossa
- 5km: Golf Arcos Gardens

Newly renovated historic patio house split into 3 separate 1 bedroom studio apartments in the centre of the old quarter of Arcos de la Frontera

Casa Cormorante has been sympathetically modernized to create 3 super one bedroom studio apartments using quality materials whilst restoring many of the original features such as stone floors, arched doorways and windows. Each apartment has a private terrace with stunning views across Arcos and the surrounding countryside. This property would make the perfect live-in business or investment property but could also be used as a single family home.

Its central location to the old quarter of Arcos means that shops, restaurants and bars are all close-by along with the beautiful historic streets which attract many visitors all year around.

There is good access to Jerez which is the nearest airport 30 minutes drive away whilst the stunning coast with all of its natural beaches is just an hours drive away. The glorious Sierra de Grazalema is on the doorstep with its expansive natural park, lakes and tiny white villages not to mention the array of wildlife, flora and fauna.

The property is located on a quiet cobbled street. Entrance via a large wooden doorway leads into the central patio shared by all 3 apartments. This is decorated with original stone arches and the artizan well plus the first apartment located on the ground level. The 2 additional apartments are located on the first floor, each with their own private access from the patio.

Each studio apartment follows a similar design with open plan living room to kitchenette with breakfast bar, fitted units, induction hob and fridge with freezer compartment. The bedrooms are all large doubles and link to the shower rooms, each with antique sewing tables converted into sink units, antique stone sinks and double showers.

Authentic Andalucian tiles decorate the bathrooms and kitchen areas.

All apartments are fitted with full hot/cold air-conditioning units in the living area and bedrooms. All come complete with traditional style wooden-shutter windows which are double-glazed.

The ground floor has a private terrace accessed from the bedroom, also on the ground floor so this is perfect for someone who would prefer to avoid stairs. The 2 first floor apartments share a stairway up to the roof terrace which splits giving access to generous split-level private terraces on each side of the utility space at the top of the stairs ensuring privacy for each area. All offer stunning views. The first towards the lake and sierras, the 2nd in the opposite direction across the river and towards Jerez.

Total constructed area approx: 171sqm
Private terraces (x3) 27sqm + 28sqm + 15sqm (70sqm in total)
Status: Urban (SU)
CEEE rating: TBC

Note: Whilst the property description and details provided are intended to be factually correct the accuracy of this information cannot be guaranteed and does not constitute an offer of contract. All properties are offered for sale unfurnished unless stated otherwise.

The advertised property marketing price is subject to standard Spanish Notary, Land Registry, Stamp Duty (ITP), Legal and Estate Agency Fees.



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