

# Casa Fran

3-bed Townhouse in Arcos de la Frontera

€ 139,995

Reference: ARC552



## Details

- 3 bedrooms
- 1 bathroom
- Plot area: 95sqm
- Constructed: 142sqm

## Features

- Communal Pool
- Near the airport

## Nearby

- 1km: Santiscal Lake
- 2km: Several Restaurants
- 2km: Local Supermarket

Modern 3 bed, 1 1/2 bath end of terrace townhouse with private terrace in lovely urbanization & communal swimming pool/paddle court close to the lake

Casa Fran is a nicely presented property located in a popular area called El Santiscal which is right next to the beautiful lake of Arcos de la Frontera. Arcos de la Frontera itself is a bustling hill top town town with a wide selection of restaurants, shops and bars along with the historic old town centre perched high on a cliff. The town is just a 5 minute drive away.

Arcos is ideally located to access the incredible Sierra de Cadiz and mountain villages such as Ubrique and Grazalema which are just 20 minutes away whilst also being less than an hour from the stunning natural beaches along the Costa de la Luz coastline.

The property itself is simply laid out across 2 floors. A brief description is as follows:-

Entrance into the main living area with window to the front and a door to the ground floor closet with WC to the right. This living room benefits from full hot/cold air-conditioning. Directly ahead through the living room is the fitted kitchen open plan to the dining area. The kitchen comes complete with fitted units and integrated appliances. A door from the kitchen leads out to the private 'L' shaped terrace wrapping two sides of the property offering plenty of private space to relax in the sunshine or dine outdoors.

Stairs lead up from the living room to the master bedroom with fitted wardrobes and a small private balcony terrace with space for a small table and chairs. This bedroom is equipped with full hot/cold air-conditioning. There are 2 further double bedrooms with fitted wardrobes and a family bathroom with bath, shower-over, basin and WC.

The property has access to pretty communal gardens, private parking, a tennis court and the lovely communal swimming pool, all exclusively for the use of the residents.

Total constructed area approx: 142sqm

Total plot area approx: 95sqm

Status: Urban

CEEE rating D

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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