



Andaluz Homes

Leading Estate Agent Costa de la Luz

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Casa Estrella

4-bed Villa in Chiclana de la Frontera

€ 395,000

Reference: C00845



Details

- 4 bedrooms
- 2 bathrooms
- Plot area: 3415sqm
- Constructed: 282sqm

Features

- Near the airport
- Near the beach

2 bed, 1 bath villa with 1 bed, 1 bath guest apartment, private pool, beautiful gardens in rural setting just 15 mins drive to the beach

Casa Estrella is a stunning property perfectly renovated by the current owners to meet the needs of modern day living whilst maintaining the character and charm of this beautiful property. Located in a quiet, rural location in between Chiclana and Conil, it enjoys the peace of the countryside whilst only being 15 minutes drive from the nearest beach. A small selection of shops, restaurants and bars are just 5 minutes drive from the property whilst the thriving town centres of Chiclana and Conil are approximately 20 minutes by car in either direction.

The existing owners have completed works to bring new life into the property including the following:-

- New double glazed windows and doors (UPVC)
- Luxury modern kitchen with high quality built in appliances
- Stunning shower room
- Gas central heating & Air conditioning
- Recently fitted and fully insulated roof
- New photo voltaic solar system with lithium battery (10Kwp) -generating over 7kwp of electricity (which is more than sufficient to service the needs of the whole property)
- Water softener
- Internet/WiFi connection
- Log burning stove

This property is immaculately presented both inside and out. A brief walk-through description is as follows:-

Entrance into the main villa is via a fully glazed door into the stunning modern fitted kitchen with high quality fitted units, porcelain worktops, central island and integrated appliances. Curved white washed stone walls envelop the kitchen complete with several windows flooding the space with light.

From the kitchen you access a utility and large store room with built-in cupboards / pantry.

Passing through a large archway leads into the extensive open plan living area. The dining area is conveniently located next to the kitchen which continues through following the curved white washed stone walls into the salon. The centrally positioned open fireplace offers a cozy warmth in the winter months whilst the full hot/cold air-conditioning ensures all-year round comfort. Several windows are positioned in the curved walls filling the area with natural light. Glazed doors lead out to the extensive covered terrace offering plenty of space to relax or dine outdoors whilst enjoying the views over the beautiful garden and the evening sunset.

An archway from the dining area leads through to the rear hallway and the sleeping accommodation. There are 2 double bedrooms, the larger of the 2 with curved walls and built-in wardrobes. The 2nd bedroom also benefits from built-in wardrobes. The family shower room is in between the bedrooms and the dining room making it easy to access for guests. It comes complete with walk-in double shower, twin sinks, shelving units and WC.

The guesthouse is located a short distance from the main house to allow for some privacy for guests. It has an open-plan design with vaulted ceilings throughout. The main living area consists of open plan kitchette with dining area and built-in corner sofa. The double bedroom with en-suite shower room is located towards the back of the guesthouse.

A small pathway leads from the guesthouse to the 4.5m round private pool with sunny patio area. This is also close to the main house.

Outside the property is surrounded by beautifully landscaped gardens offering plenty of spaces to sit and relax whether you prefer the sunshine or shade. The gardens enjoy a large variety of native flowering shrubs, fruit trees and beautiful old oak trees and olives. Feature lighting has been tastefully installed so that the garden can be enjoyed long into the evenings under the stars!

There is a small utility building to the rear of the guesthouse which houses all of the equipment for the state of the art solar system with back-up generator. This offers a green approach and a future proof way in which to combat rising energy prices.

The property also has its own private driveway from the road via sliding gates and a separate pedestrian access.

- Constructed area (main house) approx: 153sqm
- Constructed area (guest house) approx: 73sqm
- Constructed area (veranda) approx: 31sqm
- Constructed area (machine room and swimming pool) approx: 25sqm
- Total plot area approx: 3415sqm
- Status: Rustic
- 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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