

# Casa Amanecer

3-bed Villa in Chiclana de la Frontera

€ 199,950

Reference: C00863



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 900sqm
- Constructed: 115sqm

## Features

- Near the beach
- Private Pool

## Nearby

- 3km: Local Supermarket
- 3km: Tram Bahía Train Station
- 12km: Playa la Barossa

Lovely 3 bed, 2 bath villa with private swimming pool, gardens and parking only 20 minutes drive away from La Barrosa Beach.

Casa Amanecer is located at the end of a quiet road next to open fields in a popular area just outside of Chiclana called Pago del Humo. A small selection of restaurants, shops and bars are within 5 minutes of the property whilst Chiclana town centre with its many amenities is just 10 minutes drive away. There is a regular bus service running with routes into Chiclana and also on to La Barrosa beach which is approximately 10 to 15 minutes journey by car. Pago del Humo is also close to the Tram offering a regular service from Chiclana to the city of Cadiz via San Fernando.

The property is nicely presented throughout and a walk-through description is as follows:

Entrance into the villa is via a good sized covered terrace offering a shady retreat for dining outdoors. This leads into the internal hallway which runs through the centre of the property. To the right is the large living/dining room with feature fireplace and bay window.

The kitchen is located next to the living room and comes complete with fitted units and appliances. A door gives access from the kitchen to the side of the property and garden.

Returning to the hallway you pass the family shower room on the right with fitted shower, basin and WC.

The principal bedroom is at the end of the hallway and comes with bay window overlooking the front garden, fitted wardrobes and en-suite bathroom with bath and shower, basin and WC. There are 2 further double bedrooms next to the master, both with fitted wardrobes.

Outside the garden to the rear is the larger of the 2 and is south facing. It has been designed to be low-maintenance with a large patio surrounding the private pool. There is a nice shaded pergola perfect for dining outdoors or relaxing by the pool. A separate building houses a bar and storage room/utility and water filtration system. There is also a brick built barbeque.

To the front of the villa is the smaller garden decorated with a selection of palms and native flowering shrubs. To the side is the private parking area sufficient for parking 2 vehicles which is accessed via a sliding gate.

Total constructed area approx: 115sqm

Total plot area approx: 900sqm

Status: Rustic

CEEE rating: F

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

# Casa Amanecer

3-bed Villa in Chiclana de la Frontera

€ 199,950

Reference: C00863

