

# Villa Serenidad

3-bed Villa in Conil de la Frontera

€ 559,995  
Reference: C00868



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 2000sqm
- Constructed: 130sqm

## Features

- Near the beach
- Private Pool

## Nearby

- 2km: Cala del Aciete
- 5km: Several Supermarkets
- 69km: Airport Jerez de la Frontera

Fabulous 3 bed, 2 bath villa with stunning gardens and private pool in tranquil setting 2 minutes drive from the nearest beach

Villa Serenidad is a beautiful property located in a very desirable area just on the outskirts of Conil de la Frontera. A good restaurant is within a short walking distance and the beach is just a 2km walk away. The thriving coastal town of Conil is approximately 10 minutes drive away by car.

Immaculately presented throughout, Villa Serenidad successfully blends traditional Andalusian charm with the needs and desires of modern day living. A brief walk-through description is as follows:-

Entry is via double gates into the private enclosed gardens. A curved covered terrace offers shade from the warm sun whilst also serving as the main entrance into the villa itself.

The door opens directly into the light and spacious living room which extends into a dedicated dining area. The living room features a circular wall with pretty windows offering views over the extensive pretty gardens and pool. The feature fireplace and pretty alcove add to the cosy, homely feel .

An open archway leads through to the modern kitchen with fitted units, granite worktops and integrated appliances. A door leads to the rear patio with built-in seating. This is a perfect spot to dine outdoors whilst overlooking the private pool and sunbathing terrace conveniently positioned directly alongside. The pool terrace also features a Moorish style bench and outdoor shower with matching tiled decor.

Returning to the living room and through to the internal hallway. This leads to the rest of the accommodation comprising of 3 good-sized double bedrooms, each with built-in wardrobes and garden views. There are 2 bathrooms. The first has a Moorish style shower, basin and WC and the second has a bath with shower-over, basin and WC.

Outside, the property sits slightly to one side with the 10m x 4.5m private pool conveniently placed in a sunny position. The beautiful gardens are decorated with a variety of flowering shrubs, native plants and wonderful palm trees. The patio wraps around the property offering many places in which to sit and relax whilst enjoying the peaceful surroundings. For the committed sunbathers, a staircase leads up to the large private roof terrace offering views over the pool, gardens and surrounding area.

Additional features:-

Hot/cold air-conditioning in all bedrooms and the living area

Ceiling fans in all bedrooms

Double glazed windows

Central heating

Double car port and private off-road parking

Utility room

2 further store rooms

Mains electricity

Mains water

Well water for the garden/swimming pool

Good WIFI connection

This property offers an excellent opportunity for generating investment income via holiday rentals.

Total constructed area approx: 130sqm

Total plot area approx: 1000sqm

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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