

# Casa Maria

4-bed Townhouse in Chiclana de la Frontera

€ 230,000

Reference: C00916



## Details

- 4 bedrooms
- 2 bathrooms
- Plot area: 125sqm
- Constructed: 128sqm

## Features

- Communal Pool
- Near the beach

## Nearby

- 8.8km: Playa la Barossa
- 3.2km: Carrefour Supermarket
- 0.1km: Campano, San Andres Golf

4 bed, 2 bath townhouse on popular urbanisation close to golf with private garden, terrace and communal pool just 15 mins drive to the beach

Casa Maria is a property located in a popular area called San Andrés next to the golf course just 10 minutes drive from Chiclana and 15 minutes from La Barrosa Beach. There are a few local restaurants within walking distance of the property and a good selection of shops, restaurants, supermarkets and health amenities less than 10 minutes away in the nearby village of El Colorado.

Good road links give easy access to Cadiz City just 30 minutes away.

The property itself is in need of some updating and offers any would-be buyer an urban footprint in a desirable location to create something to their own taste and layout. This property comes with the added benefit of the use of the communal pool which is for the sole use of residents in this particular urbanisation.

The property is simply laid out over 2 floors as follows:

Entrance into the property is via a covered terrace overlooking the low-maintenance garden. This leads directly into the living room. An archway leads to the formal dining area and through to the kitchen which is in 2 parts. Also on the ground floor is a good sized double bedroom used as a home hair salon and a family bathroom.

Stairs from the living room lead up to the 2 good sized double bedrooms, a family bathroom and single bedroom with access to the upper sunny terrace overlooking the garden. There is an additional side terrace which is used as a utility area with plumbing for a washing machine and storage.

Total constructed area approx: 128sqm

Total plot area approx: 125sqm

Status: Urban

CEEE rating: G

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.



# Andaluz Homes

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