



# Andaluz Homes

Leading Estate Agent Costa de la Luz

Conil Office: (+34) 618 35 83 65

UK Calls: (+44) 02079 938 909

[coast@andaluzhomes.com](mailto:coast@andaluzhomes.com)

<https://andaluzhomes.co.uk>

## Villa Margarita

4-bed Villa in Chiclana de la Frontera

## € 425,000

Reference: C00921



### Details

- 4 bedrooms
- 3 bathrooms
- Plot area: 934sqm
- Constructed: 232sqm

### Features

- Near the airport
- Near the beach
- Private Pool

### Nearby

- 3km: Playa la Barossa
- 2km: Several Restaurants

Stunning 4 bed, 3 bath villa with private heated pool, gardens and off-road parking just 3 minutes drive from La Barrosa Beach.

If you ´re looking for the perfect property where every possible detail has been attended to ensuring it is walk-in ready to the highest standard, then this really is the one for you!

Villa Margarita has been lovingly brought to life by its current owners who have completed a total cosmetic reform using only the best quality fixtures and fittings. Beautifully presented inside and out, this large villa offers plenty of space in which to enjoy the Spanish lifestyle in the sun in a sought after location just 5 minutes drive from the award-winning La Barrosa Beach. This property needs to be seen in person to be fully appreciated.

A brief walk-through description is as follows:-

Entrance into the main villa via the first of 2 covered terraces leads into the main hallway decorated with quality marble floor tiles which feature throughout the majority of the house. To the left is the light and bright main living room with feature wood-burning fireplace, bay window and hot/cold air-conditioning.

Opposite the living room is the door to the master bedroom with double tilt and turn french doors to the pool and patio, fitted wardrobes and newly fitted en-suite shower room with shower, basin with vanity unit and WC.

Continuing along the hallway and to the left you will find the fabulous fitted kitchen with built-in A grade appliances to include double eye-level ovens, microwave, American style fridge-freezer with ice maker, gas hob and extractor, dishwasher and washing machine. The kitchen also features a lovely ´Belfast style ´porcelain double apron sink. An open doorway leads to what could be the formal dining area currently used as a 2nd sitting room with doors to the side garden and rear utility area.

Returning to the hallway leads on to the 2 good sized double bedrooms, one with built-in wardrobes and double French tilt and turn doors opening to the 2nd large pool-side covered terrace and patio. All bedrooms are equipped with full hot/cold air-conditioning. There is also a newly fitted family shower room with shower, basin with vanity and WC.

Outside opposite the main villa is the guest apartment with living room, kitchenette, family shower room and double bedroom, also complete with full hot/cold air-conditioning.

Outside the private solar heated pool is located in a south-facing sunny position and comes with a fabulous massage style fountain. The garden is mainly laid to lawn with one area to the rear of the villa fenced to create a smaller garden within the larger plot, perfect for pets or a safe area for children to play away from the pool. The wrap around patio on 2 sides including the covered terraces offer plenty of space for sunbathing or BBQ dining outdoors.

A small store room houses the pool pump and allows for storage of garden maintenance equipment. There is also a smaller fenced garden next to the guest apartment planted with a variety of fruit trees. Pretty palms and native flowering shrubs decorate the garden and terraces. An impressed concrete hard-standing provides plenty of off-road parking for several vehicles whilst a remotely controlled electric entrance gate and pedestrian gate make it easy to access the property from the quiet street.

- Additional features include:-
- Double glazed windows and doors throughout
  - Insect blinds on all windows
  - Newly fitted air-conditioning throughout
  - Newly fitted solid oak internal doors and surrounds
  - Solar photo voltaic system producing 8Kw with feed-in tariff to the main grid.
  - Water decalcification system
  - Automatic irrigation system for the garden
  - Fibre Optic Internet Connection

Total constructed area approx: 232sqm  
Total plot area approx: 934sqm  
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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