

# Casa Limonera

2-bed Townhouse in Alcalá de los Gazules

€ 74,950

Reference: C00ALC132



## Details

- 2 bedrooms
- 1 bathroom
- Plot area: 35sqm
- Constructed: 70sqm

## Nearby

- 1km: Numerous Restaurants
- 0.5km: Dia Supermarket
- 24km: Fair Play Golf and Spa
- 57km: Playa Zahora, Vejer Costa
- 60km: Airport Jerez de la Frontera
- 59km: Airport Gibraltar

2 bed, 1 1/2 bath townhouse with private roof terrace and views in the heart of the historic hilltop village of Alcalá de los Gazules

Casa Limonera is a lovely property located on a quiet no through road in the little streets of Alcalá de los Gazules, a hilltop village just 45 minutes from the coast.

Alcalá is a traditional Spanish village with a bustling local community found just on the edge of the Sierra de Grazalema. There are a good selection of shops and bars within its narrow streets and several restaurants to enjoy on the pretty plazas. Good road links give easy access to the beautiful cities of Cadiz, Jerez and also to Gibraltar - all within an hours journey.

The nearest beaches in Barbate, El Palmar and Conil are less than an hour's drive away.

The property itself is nicely presented throughout. A brief description is as follows:

Entrance from the pedestrian street leads directly into the open plan living area with feature beamed ceiling. This extends into the kitchen with fitted solid-wood units, granite worktops, custom made breakfast bar, oven, hob and fridge freezer.

There is a small closet with basin and WC conveniently located under the stairs.

The stairs lead up to the first floor and to the 2 bedrooms. The first is a landing bedroom with built-in bunk beds, (double on the lower and single on the upper), from which a door leads through into the good sized double bedroom with traditional style boveda ceiling. A window offers views to the front and over the town.

Stairs continue up from the landing bedroom to the family bathroom with bath, shower-over, basin, bidet and WC.

A door leads out to the sunny private roof terrace offering lovely views over the town and towards the countryside.

This property has a rental licence and offers any would-be buyer the chance to general investment income from short-term holiday rentals.

Total constructed area approx: 70sqm

Total plot area approx: 635sqm

Status: Urban

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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