

# Casa de la Musica

4-bed Townhouse in Jerez de la Frontera

€ 319,000

Reference: C00AMJER878



## Details

- 4 bedrooms
- 2 bathrooms
- CEEE rating: D
- Plot area: 90sqm
- Constructed: 280sqm

## Features

- Near the airport
- Near the beach
- Near the train station

## Nearby

- 0.5km: Numerous Restaurants

Beautiful corner plot townhouse with private roof terrace, wonderful views located in the heart of the old historic quarter of Jerez.

Casa de la Musica is a wonderfully large and unique property located in a very nice quiet residential area close to the Plaza Arenal right at the heart of the historic city centre in Jerez de la Frontera.

Known as the city of sherry and horses, Jerez offers history, culture, fabulous food and flamenco along with a thriving city centre full of boutique shops, restaurants, pretty plazas and bars. Jerez is a great base from which to explore the best this province has to offer too. The airport and train station are a short taxi ride away whilst the nearest beaches in Chipiona and Sanlucar de Barameda are just 30 minutes drive.

Casa de la Musica is large and unique property full of character and charm. Extensive in size, it has a lovely feel of a warm and inviting family home.

Arranged over 4 floors including the crowning glory private roof terrace, a brief description is as follows:

Entrance from the residential street leads into the ground floor private patio offering some welcome cool from the Spanish sunshine. To the right is approximately 45sqm of space which is currently used for storage and a workshop. It has separate access to the street and subject to planning, could be converted to create additional living space or a small rental apartment.

From the middle of the beautiful patio decorated with pretty colourful tiles and seating area, you can look up to see all floors.

Stairs lead up to the first floor where you will find the light and spacious living room which extends into a formal dining area. This room is equipped with air-conditioning and large windows overlooking the residential street below. Also on this floor is the lovely Spanish style kitchen with purpose built kitchen units, tiled worktops and appliances. The first of 4 double bedrooms is located next to the living room and is currently used as a library and music room. Next to the stairs is a lovely stained glass door which gives access to the first of 2 bathrooms. This one comes complete with shower, basin and WC.

Continuing up the stairs to the 2nd floor you will find a door to the right leading to a small balcony with space to sit and look out over the surrounding city. There are 3 double bedrooms, the largest of which comes complete with feature beamed ceiling and open fitted closet stretching the full length of the room. Also at the end of the hallway on this floor is the modern fitted bathroom with bath, shower-over, basin and WC.

Continuing up the stairs you reach the glazed landing and a door giving access to the fabulous private roof terrace. From here you can enjoy wonderful views over the historic city centre. There is plenty of space for dining and relaxing. A small utility room offers storage and houses the washing machine and tumble dryer.

Total constructed area approx: 280sqm

Total plot area approx: 90sqm

Status: Urban

CEEE rating: D

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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