

Finca Adelfa

4-bed Villa in Arcos de la Frontera

€ 315,000

Reference: C00ARC879



Details

- 4 bedrooms
- 3 bathrooms
- Plot area: 10032sqm
- Constructed: 168sqm

Features

- Near the airport
- Private Pool

Wonderful country villa is quiet location, 4 bed, 3 bath, private pool, pretty gardens and land only 15 mins drive from Arcos de la Frontera

Finca Adelfa is a traditional style property located in a rural area close to the historic town of Arcos de la Frontera. Although it's position is rural, it is not isolated as there are a few neighbours with similar sized plots and properties close-by and a small village within 5 minutes drive.

Arcos is approximately 15 minutes drive from the property. This pretty and historic town attracts many visitor all year round with its stunning architecture, good local food and picturesque lake. It is a wonderful base from which to explore the best of both worlds in terms of the dramatic Sierra de Grazalema and the glorious coastline near Cadiz which can be reached in under an hour in either direction.

Access to the property is via a graded track in good condition for approximately 1 km from the nearest main tarmac road. Once at the main gates, you will find a graveled parking area and turning circle as you enter the property.

The villa is located in a slightly elevated position within the plot offering lovely views of the pool, gardens and surrounding countryside.

Access to the villa is via a walled courtyard patio to one side giving access to the side door leading into the extensive open-plan living area. The main living room benefits from traditional style vaulted beamed ceiling, a corner fireplace and full air-conditioning. The extends under a mezzanine floor to the open plan dining area and modern fitted kitchen with breakfast bar. Patio doors on either end of the living area give access to the gardens and, to the front, the private pool and covered terrace.

Stairs from the living room lead up to the mezzanine floor which is the 4th double bedroom with shower room alongside.

A hallway on the ground floor continues through to the rest of the accommodation comprising of master bedroom with patio doors to a small covered terrace, fitted wardrobe and en-suite bathroom with bath, shower over, basin and WC. There are 2 further double bedrooms, one with fitted wardrobes and a family bathroom with bath, shower-over, vanity unit and WC. The bedrooms are equipped with air-conditioning.

Outside the villa sits towards the back of the plot. The gardens are decorated with native flowering shrubs. The private pool is set in a south-facing position and benefits from all-day sunshine. To the one side is the land which is left to nature and includes native olive trees on a slight incline south-west facing slope.

The property has a self sustaining electricity supply with a modern solar system installed, water deposit and a septic tank for waste.

Next to the pool is an outdoor shower and small store room housing the pool pump and cleaning equipment. The batteries system and invertor for the solar system are conveniently housed next to the house in a small store room in the courtyard patio.

Total constructed area approx: 168 sqm

Total plot area approx: 10,032 sqm

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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