



# Andaluz Homes

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## Casa Colita

3-bed Villa in Arcos de la Frontera

## € 173,000

Reference: ARC523



Casa Colita is a nicely presented villa on the outskirts of the historic town of Arcos de la Frontera. Restaurants shops and bars are all within easy reach and the wonderful sandy beaches on the Costa de la Luz are only 30 - 40 minutes drive away.

Casa Colita briefly comprises of the following:

- \* Light and spacious living room with feature fireplace and doors out to the garden and pool.
- \* Separate garden room adjacent to the living room with doors to the garden and pool area.
- \* Modern fitted kitchen with granite worktops and integrated appliances to include a dishwasher, electric hob and oven.
- \* 3 good sized bedrooms - one is currently used as a separate dining room
- \* Family bathroom with bath, shower-over, twin basins, bidet and wc

The property also benefits from air-conditioning

Outside the private garden is mainly laid to lawn decorated with fruit trees and the private pool sits in a sunny position to the side of the property.

There is also a garage and off-road parking under the car port.

Total constructed area approx: 120sqm

Total living area approx: 491sqm

Status: Urban

CEE rating TBC

### Details

- 3 bedrooms
- 1 bathroom
- Plot area: 491sqm
- Constructed: 120sqm

### Features

- Private Pool

While the description and details supplied are intended to be a good description of the property for sale, the accuracy of this information cannot be guaranteed and does not constitute an offer of contract. Prospective purchasers must rely on their own inspection of the property. All properties are offered for sale unfurnished unless stated otherwise.