



# Andaluz Homes

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## Villa Los Olivos

6-bed Villa in Arcos de la Frontera

## € 795,000

Reference: ARC550



### Details

- 6 bedrooms
- 4 bathrooms
- Plot area: 2318sqm
- Constructed: 435sqm

### Features

- Garage
- Near the airport
- Private Pool

### Nearby

- 39km: Airport Jerez de la Frontera
- 1km: Golf Arcos Gardens

Stunning 6 bed, 4 bath luxury villa with private pool & beautiful gardens in sought after golf resort near Arcos de la Frontera

Villa Los Olivos is a fabulous villa located in Arcos Gardens next to the wonderful golf course which runs through the rolling countryside just on the edge of the historic town of Arcos de la Frontera which is a short 10 minute drive away.

Good road connections mean that you can reach Jerez Airport in half an hour and the beautiful beaches on the coast in under an hour.

The property itself is immaculately presented both inside and out using only the best quality fixtures and fittings. Arranged over 3 floors a brief description is as follows:

A little pathway through the front garden leads to the main entrance into the villa and the grand entrance hallway. Straight ahead via double glazed doors is the extensive open-plan living area comprising of living room with vaulted ceilings, pellet-burning fireplace and french doors leading into the glazed terrace overlooking the pool and pretty gardens. There is a good sized dining area and modern fitted chef's kitchen with integrated high-grade appliances, silistone worktops and breakfast bar area. A door leads to the glazed terrace and sunny patio to the front of the property.

Also on the ground floor is a large double bedroom with built-in wardrobes, french doors to the sunny patio and en-suite bathroom to include bath, separate shower, twin basins with vanity unit, bidet and WC. There is a closet in the hallway with basin and WC.

Stairs lead up to the first floor and master suite with private sunny terrace with stunning countryside views, fitted wardrobes and en-suite bathroom with bath, separate shower, twin sinks with vanity, bidet and WC.

Returning to the main entrance hallway, stairs lead down to the lower ground level. There are 2 en-suite bedrooms with fitted wardrobes, french doors to the lower gardens and en-suite shower rooms with basin, bidet and WC. There are 2 further double bedrooms on this floor, one of which is currently used as a 2nd sitting/media room. The double garage is access via door from the lower ground floor.

Outside the property sits in the most beautiful gardens mainly laid to lawn planted with pretty flowering native shrubs. The large pool (10x5m) sits in a sunny position with patio offering the perfect spot for sunbathing whilst enjoying the tranquility of the countryside environment. The views of the olive groves surrounding the urbanisation and golf course from the various terraces and gardens are wonderful.

Additional features:

Full hot/cold air-conditioning throughout

Marble/sandstone floors throughout

Double glazed windows and doors

driveway and electric garage door

Off-road parking for several vehicles

Automatic irrigation system

Insect blinds on windows and doors

Solar assisted water heating

Solar PV (Photo Voltaic) system which effectively sells back to the electricity grid any unutilised energy.

Total constructed area approx: 435sqm

Total plot area approx: 2318sqm

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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