Andaluz Homes
Leading Estate Agent Costa de la Luz

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Villa Eva

3-bed Villa in Chiclana de la Frontera

€ 375,000

Reference: C00701



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 2018sqm
- Constructed: 207sqm

Features

- Garage
- Near the beach
- Private Pool

Villa Eva is an absolutely stunning villa set in a quiet cul-de-sac in a popular residential area close to Campano Golf Club.

This property was constructed using the highest quality materials and designed specifically for year-round comfort offering the highest comfort whatever the season.

It is immaculately presented throughout and a brief description is as follows:

Entrance via private gates into the good sized gravelled parking area leading to the single garage and workshop.

Entrance into the villa is via a covered terrace into the light and welcoming entrance hall.

A door leads into the very comfortable living room with built-in woodburning fireplace and full hot/cold air-conditioning. The lounge is open to the separate dining area. Patio doors along one side flood the space with light and when open, lead to the large covered terrace overlooking the fabulous private pool, patio and gardens. The security bars slide neatly into the walls when open like pocket doors.

The modern fitted kitchen has wooden units, granite worktops and integrated appliances plus a door which leads out to the patio and pool area.

Also on the ground floor are 2 double bedrooms with fitted wardrobes, a newly fitted family shower room and a further closet with basin and WC. Custom-built cupboards make great use of the space providing plenty of storage and feature throughout the property.

Stairs lead up to the master bedroom with hot/cold air-conditioning and large patio doors which lead out onto the private south-facing terrace overlooking the swimming pool, mature gardens and golf course beyond. There is a large bathroom with bath, separate shower, bidet, basin and WC.

Outside the property sits in large, private gardens mainly laid to lawn to the rear with palm trees, olive trees, lemon by the pool area and various borders planted with native flowers and shrubs to the front.

The private swimming pool measuring 10x5m is south facing and as such benefits from all-day sunshine. The pool has a patio terrace surround offering plenty of space to soak up the sunshine or enjoy dining outdoors.

Additional benefits include:-
Laundry room/utility with plumbing for domestic appliances and sink
Store room used for storing garden tools
Store room housing pool pump and plenty of space for storing garden furniture during the winter months
Automatic irrigation system
Solar water heating system
Cavity wall insulation
Double glazed windows and doors
Gas central-heating throughout
Window blinds
Great potential as a holiday rental property

Total constructed area approx 207sqm
Total plot area approx 2018sqm
Status Urban
CEEE rating "C"

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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