



# Andaluz Homes

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## Casa Titan

2-bed Villa in Chiclana de la Frontera

## € 159,950

Reference: C00715



Nicely presented property with lots to offer located in a quiet area just outside of Chiclana de la Frontera a short drive from La Barrosa beach and Chiclana town centre.

Casa Titan has been developed by its current owners to create a lovely family home with many special features offering a nice environment both inside and out to enjoy the Spanish lifestyle. A brief description is as follows:

Entrance via small porch into the main hallway with a door to the left leading to the modern fitted kitchen with integrated appliances to include oven, hob, extractor, dishwasher, microwave and American fridge freezer. The kitchen is open plan to the lovely glazed dining room with space for a small sitting area too. This room is equipped with large double-glazed sliding doors to the garden, air-conditioning and black out blinds if and when required.

Returning to the hall, a door leads into the large living room with feature built-in log-burning stove and french doors to the pool and gardens.

The master bedroom has a large walk in custom built dressing room. There is a 2nd double bedroom and family bathroom with bath tub, separate shower, basin and WC.

Outside across from the glazed dining room is a separate covered terrace with romantic lighting, purpose built for relaxing in the evening. There is a nice patio area and to the rear of the property is the large 10x5m private pool, patio and BBQ area. The garden is mainly laid to lawn decorated with native trees such as fig and flowering shrubs.

To the side of the property is the garage with store room, workshop, utility room, and additional room currently used as a gym and leisure area. There is also off-road parking for several vehicles.

Total constructed area approx: 115sqm

Total plot area approx: 1000sqm

Status: Urban (SU/NC)

CEEE Rating: C

### Details

- 2 bedrooms
- 1 bathroom
- Plot area: 1000sqm
- Constructed: 115sqm

### Features

- Garage
- Near the beach
- 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.