



# Andaluz Homes

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## Casa Cigueña

5-bed Villa in Chiclana de la Frontera

## € 259,000

Reference: C00729



Fabulous 4 bed villa with separate 1 bed apartment, private pool,and stunning gardens only 15 minutes drive from La Barrosa Beach

Casa Cigueña is a superb property set on the edge of Pago del Humo near Chiclana de la Frontera. Shops restaurants and bars are close-by and the beautiful La Barrosa Beach is a short drive away. A regular bus service offers easy transport to Chiclana town centre with its many shops, amenities and fresh market offering top quality local produce.

The property itself is immaculate both inside and out. It offers a would-be buyer good potential for holiday investment return, a live-in business, 2nd home or private family home.

A brief description is as follows:-

Entrance into the main villa via the first of several covered terraces via double glazed doors into the living room which extends into the dining area. The living room is equipped with gas central heating.

Moving through the dining area leads to the central hallway of the property and to the modern fitted kitchen with base/wall units, integrated appliances and double french doors to the 2nd and largest of the covered terraces overlooking the private pool and gardens.

A utility/laundry with plumbing for domestic appliances and a sink is conveniently located to the side of the villa.

Returning to the hallway leads to the master bedroom with fitted wardrobes and en-suite bathroom with bath, shower-over, built-in vanity and storage, basin and WC.

There are 3 further bedrooms, one double and two single. Both the en-suite and double bedroom are fitted with cooling air-conditioning. The 3 bedrooms share a family shower room with shower, basin and WC.

To the side of the main villa is the separate guest apartment. Access is via a small covered terrace overlooking the gardens.

A door leads into the beautifully spacious sitting room with fireplace which extends into a lovely dining area. A decorative archway leads into the modern fitted kitchen with shaker units and integrated appliances including a wine-fridge.

Moving through the kitchen leads to the master bedroom with fitted wardrobes, additional cupboards for linen storage, french doors overlooking the garden plus a family shower room with shower, basin and WC. Both the salon and bedroom are fitted with cooling air-conditioning and electric heaters.

To the side of the apartment is a laundry room with smaller mop sink.

Outside the properties sit in the most stunning landscaped gardens carefully divided into different spaces in which to relax and enjoy the surroundings. The good-sized private pool is in a sunny position with patio surround. There is a lovely little garden house with seating area, formal lawn garden with seating and many borders planted with a wide variety of tropical shrubs and native flowering plants. To the side of the main villa next to the formal garden is a beautiful custom built pond with planted borders and water features.

Additional features:-

Gas central heating in the main house

Double glazing throughout

Additional shed for storage of tools and garden equipment

Off-road parking for several cars.

Total constructed area approx: 165sqm + Apartment 62sqm

Total plot area approx: 1306sqm

Status: Urban (PGOU: SU/NC/DVH)

CEEE rating: E

## Details

- 5 bedrooms
- 3 bathrooms
- Plot area: 1306sqm
- Constructed: 165sqm

## Features

- Near the airport
- Near the beach
- Private Pool

## Nearby

- 64km: Airport Jerez de la Frontera
- 8km: Playa La Barrosa
- 2km: Numerous Restaurants
- 11.4km: San Andres Golf
- 8km: Supermarket Eroski
- 17km: Train Station San Fernando