Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Margarita

3-bed Villa in Chiclana de la Frontera

€ 217,000

Reference: C00755



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 600sqm
- Constructed: 120sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 47km: Airport Jerez de la Frontera
- 0.5km: Bar/Restaurant

Immaculate 3 bedroom, 2 bathroom villa with private pool and fabulous gardens 15 minutes drive from La Barrosa Beach

Casa Margarita is a super property beautifully presented and cared for by its current owners. It sits on quiet street in an area on the edge of Chiclana de la Frontera approximately 10 minutes from the town centre and 15 minutes from the award winning La Barrosa Beach.

Shops, restaurants and bars are all close-by and the property has access to regular bus routes into the town centre.

The property itself is stunning both inside and out. It briefly comprises of the following:-

Entrance into the glazed in terrace or sun-room with feature beamed ceiling and double-glazed windows and doors leading through into the entrance hall and on into the generous living/dining room. This room has a feature large window flooding the space with light, a wood-burning fire-place and hot/cold air-conditioning.

Returning to the hallway leads to the brand new modern fitted kitchen with integrated appliances, worktops and window with views over the pretty gardens. There is a door to the side accessing the rear garden and pool area.

There are 3 double bedrooms all with fitted wardrobes and full hot/cold air-conditioning. The master bedroom comes complete with en-suite bathroom with corner bath, shower-over, basin and WC. There is also a separate newly fitted shower room with shower, basin and WC.

Outside the property sits in beautiful gardens designed to be low maintainance with raised borders planted with a variety of flowering shrubs, palms and native succulents. There is a fantastic covered terrace and BBQ area offering some welcome shade from the sunshine and the perfect spot to enjoy dining outdoors. A few small steps lead up to the private pool which sits in a sunny south facing position with large patio area offering sufficient space for sunbathing. There is lots of storage in the pool-house next to the pool.

To the front of the property there is a large paved area offering off-road parking for 2 vehicles. The whole perimeter is decorated with climbing shrubs making a colourful display for most of the year.

Additional features include:-

New double glazed windows
Recent rain water guttering

Total constructed area approx 120sqm
Total plot area approx 600sqm
Status SU/NC
CEEE rating: E

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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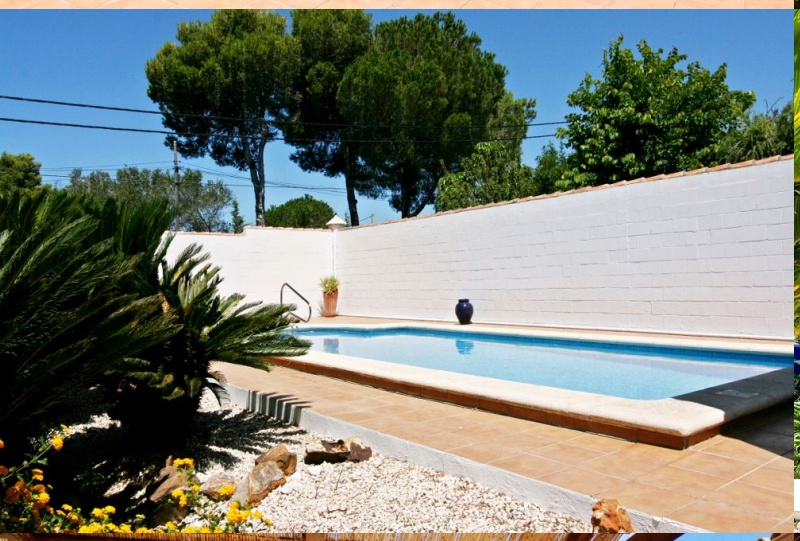
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