



Andaluz Homes

Leading Estate Agent Costa de la Luz

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Casa Esperanza

3-bed Villa in Conil de la Frontera

€ 225,000

Reference: C00774



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 853sqm
- Constructed: 120sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 10km: Calas de Roche
- 3km: Several Restaurants

Beautiful 3 bed, 2 bath villa in quiet location with distant sea views, private pool and only 10 minutes drive from Conil and its beaches

Casa Esperanza can be found on the outskirts of Conil de la Frontera in a slightly elevated position overlooking surrounding countryside and westerly views across to the coast. Restaurants, supermarkets and bars can be found close-by in El Colorado, less than 5 minutes drive from the door.

The property itself sits on a small road in its own enclosed private gardens. It is nicely presented throughout and a brief description is as follows:

Entrance via sliding gate into the gravel parking area sufficient for 2 to 3 vehicles. Passing through the gardens leads to the large L-shaped covered terrace overlooking the pool and gardens. Access via the main door leads into the hallway. To the left is the light and spacious living room with a feature corner fire-place, french doors to the terrace and extends into the dining area. There is also a pass-through opening into the kitchen. The living room is equipped with full hot/cold air-conditioning.

The fitted kitchen comes complete with integrated appliances, granite worktops and views from the sink to the garden and surrounding countryside.

A door from the main entrance hallway leads to a 2nd passage to the sleeping accommodation. The master bedroom has full hot/cold air-conditioning and an en-suite bathroom with bath, shower-over, bidet, basin and WC. There are 2 further double bedrooms with ceiling fans and a family shower room with corner shower, bidet, basin and WC. All bedrooms come with fitted wardrobes.

Outside the property sits towards the back of the plot making most of the space to the front and all day sunshine. The private pool sits in a south west position and is fenced for added security for children.

Total constructed area approx: 120sqm

Total plot area approx: 853sqm

Status: Rustic

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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