Andaluz Homes
Leading Estate Agent Costa de la Luz

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

Casa Trombón

3-bed Villa in El Puerto de Santa Maria

€ 349,000

Reference: C00776



Details

- 3 bedrooms
- 3 bathrooms
- Plot area: 389sqm
- Constructed: 164sqm

Features

- Garage
- Near the airport
- Near the beach
- Near the train station

Nearby

- 3.4km: Playa de las Redes

Immaculate 3 bed, 3 bath attached villa with private gardens, basement, garage less than 5 mins drive from the nearest beach

Casa Trombón is a beautiful property located in a very popular urbanisation in El Puerto de Santa Maria. A good selection of shops, restaurants and bars are closeby and the beautiful sandy beach which stretches along the bay of Cadiz offering views of Cadiz City is just a short drive away.

El Puerto de Santa Maria is a large town with all amenities, quality restaurants, pretty historic streets and a small port offering a regular Ferry service across the Bay to Cadiz city. There is also a train station offering good links to Cadiz, Jerez Airport and Seville.

The property itself is nicely presented throughout and a brief description is as follows:

Entrance into the property from the tarmac street and steps leading up to the covered porch and door into the main hallway. There is a lovely light living room with feature fireplace extending into the dining area and on into a fabulous garden room with a door giving access to the rear garden.

The kitchen comes with fitted units, worktops, integrated appliances and has space for a good sized breakfast table. A door also gives access to the rear garden.

Returning to the hallway, a corridor leads to the sleeping accommodation. The master bedroom comes with fitted wardrobes, air-conditioning and lovely long feature windows overlooking the garden. There are 2 further double bedrooms, both with fitted wardrobes and one with air-conditioning. A family bathroom with bath, shower-over, basin and WC and also a family shower room with shower, basin and WC are also located on this floor.

From the hallway, stairs lead down into the basement area. This is used as a recreational area with plenty of space to indulge in creative hobbys, use as a family TV room, office or playroom. There is also lots of space for storage of sports equipment etc. A further shower room with shower, basin and WC is accessed from the basement.

Outside the property sits in private walled gardens. The the rear of the property is the large lawned area which offers sufficient space to install a private pool if desired. To the side is a further lawned garden with native flowering shrubs and a lovely old olive tree. A sliding door from the street gives acccess to the slope leading down into the garage and basement area. There is also an additional storage room to the side of the Garage door.

Additional features:

Double glazed windows and doors
Solar-heated water system
Automatic irrigation system
Marble floors
Good proximity to all amenities and the local beach

Total constructed area approx: 164sqm
Total plot area approx: 389sqm
Status: Urban
CEEE rating: D

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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