Andaluz Homes
Leading Estate Agent Costa de la Luz

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Villa Leon

4-bed Villa in Chiclana de la Frontera

€ 275,000

Reference: C00790



Details

- 4 bedrooms
- 4 bathrooms
- Plot area: 1172sqm
- Constructed: 210sqm

Features

- Garage
- Near the beach
- Private Pool

Fabulous 3 bed, 2 bath villa with attached 1 bed, 1 bath studio apartment, private pool and gardens 5 mins from La Barrosa beach

Villa Leon is a spacious property found at the end of a quiet no-through road in a popular area close to La Barrosa beach. All amenities are closeby including restaurants, shops, bars, and supermarkets. The lovely thriving town centre of Chiclana is a short 10 minute drive away.

The property itself is nicely presented throughout and offers plenty of space in which to enjoy the Spanish sunshine and year-round temperate climate.

A brief description is as follows:

Entrance to the main villa is via the extensive covered terrace with space for dining and relaxing outdoors overlooking the pool and gardens. The door leads into the main living room with feature corner stone fireplace, air-conditioning and arch to the modern fitted kitchen with fitted units, granite worktops, integrated appliances, dining area and double doors out to the patio, bar and pool area.

An arch from the living room leads through to the main house sleeping accommodation which comprises of a master bedroom with en-suite bathroom, 2 double bedrooms and family shower room. All bedrooms come complete with hot/cold air-conditioning.

The studio apartment is next to the main villa. Entry is via a door into the open-plan bedsit with double doors opening to a small terrace overlooking the pool and gardens. The bathroom comes with bath, shower over, basin and WC.

The separate office is located next to the private pool which benefits from all day sunshine. There is an extensive purpose built bar next to the patio and pool area with built-in BBQ, cupboards, sink and TV point. There is also an additional shower room and WC.

The large workshop and garage is located on the opposite side of the villa to the pool with entrance from the street to the gravelled parking area.

The well manicured gardens includes a lawn decorated with raised flower borders, olive trees and fruit trees plus a water fountain near to the front of the property.

Total constructed area approx: 210sqm
Terrace: 30sqm
Workshop/Garage: 49sqm
Total plot area approx: 1172sqm
Status: SU/NC - urban non-consolidated
CEEE rating: TBC

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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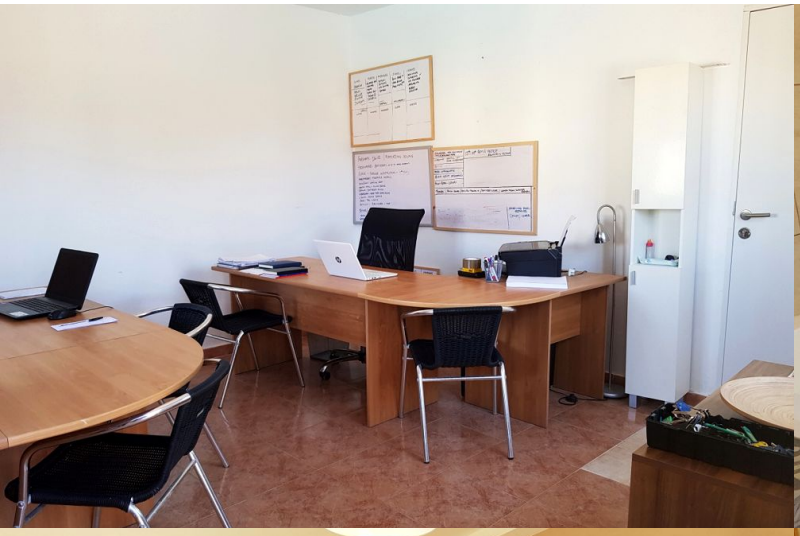
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