Andaluz Homes
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Finca Sonrisa

5-bed Finca (Farm) in Vejer de la Frontera

€ 425,000

Reference: C00791



Details

- 5 bedrooms
- 4 bathrooms
- Plot area: 2660sqm
- Constructed: 237sqm

Features

- Private Pool

Nearby

- 18km: Playa El Palmar
- 11km: Supermarket Supersol
- 18km: Fair Play Golf & Spa
- 65km: Airport Jerez de la Frontera

Fabulous 3 bed, 2 bath country villa with 2 separate 1 bed, 1 bath cottages, private pool, gardens and parking in quiet rural location

Finca Sonrisa is a wonderful suite of properties found in a beautiful countryside setting equidistant between the popular historic white villages of Vejer de la Frontera and Medina Sidonia. The natural beaches along the coastline are just a 20 minute drive away.

Each of the properties are distinct in character. Although they are positioned within the same plot, the owners have taken great care to ensure each enjoys some private outdoor space whilst sharing the larger garden and private swimming pool area.

The largest of the villas has only recently undergone complete renovation. A description is as follows:-

Entrance into the villa via quality hand-made solid wood door from the private patio terrace to the front into the beautifully light and spacious open plan living area. This space comprises of double height vaulted ceilings, large tiled floors, large picture windows and double patio doors to the rear private patio and terrace overlooking the garden and pool. There is a modern high quality fitted kitchen with integrated appliances, fridge-freezer and silistone worktops. The kitchen is conveniently next to the dining area.

A door leads through to the rear hallway and all sleeping accommodation. The master comes with patio doors out to a private terrace to the side and en-suite shower room with walk-in shower, built-in vanity unit, basin and WC.

There are 2 further double bedrooms and a family shower room with shower, basin and WC. Custom-built recessed shelving provides extra storage space in the hallway.

This property benefits from high quality double-glazed windows and doors, mosquito blinds, ceiling fans in all bedrooms and the living room plus gas central heating ensuring year round comfort. To the side of the property are 4 utility cabinets housing the washing machine, large gas bottles for the central heating system and space for additional storage.

Cottage 2:- This property is found to the right as you come into the main entrance gate. It is a nice mix of traditional features with the needs of modern day living. Entrance is via double wooden doors from the private patio terrace at the front into the open-plan living area with vaulted ceiling comprising of fitted kitchen with fitted appliances, dining area and living area with corner wood-burning stove. Double doors open to the front terrace overlooking the large gardens and pool area.

A door continues through to the double bedroom with double wooden doors out to the terrace plus a modern fitted shower room with shower, basin and WC. This lovely property features beamed ceilings throughout. This cottage also benefits from a local tourist rental licence enabling an income to be gained from the property.

Cottage 3:- This property is easily identified by its traditional thatched roof (renewed August 2021) and is located on the left as you come into the entrance gate. It is the most traditional of all three capturing the character of the typical country house used by the land workers of times gone by. This cottage also benefits from a local tourist rental licence enabling an income to be gained from the property.

Entry is via a door to the side leading into the open plan living area with fitted kitchen, fitted appliances and lounge dining area. Metal stairs lead up to the open-plan mezzanine floor used as a double bedroom. This property features the original stone walls and vaulted roof showing the wooden beams and skilled work of the thatcher's. Next to the kitchen is a family bathroom with bath, shower-over, basin and WC.

Outside the properties sit in a nice private plot surrounded by countryside. Cottage 2 has a lovely roof terrace offering fabulous views over the property and surrounding countryside.

The garden has been designed to be low-maintenance mainly made up of stone-chipped areas decorated with fruit trees and native flowering shrubs and plants. The private pool sits in a sunny position and is easily accessible for all 3 properties.

There is a large store room housing the solar system, a sustainable source providing electricity for all 3 properties. In addition the main house has a pre-installation for a solar water heating system.

This property offers a would-be buyer the perfect solution for someone seeking a live-in business or large family home in the peace and tranquillity of the stunning countryside.

Additional features include:-
Modern Solar photovoltaic electricity supply (3.5kw). A perfect way to control increasing energy bills.
The cottages both have rental licence numbers (VTR) which are transferable.

Total constructed area: 237sqm
Total plot area: 2660sqm
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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