



Andaluz Homes

Leading Estate Agent Costa de la Luz

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

Villa Elena

5-bed Villa in Chiclana de la Frontera

€ 595,000

Reference: C00813



Details

- 5 bedrooms
- 3 bathrooms
- Plot area: 2676sqm
- Constructed: 399sqm

Features

- Garage
- Near the airport
- Near the beach
- Private Pool

Nearby

- 11km: Playa la Barossa

Stunning 5 bed, 3 bath villa with private pool, garage and beautiful gardens in popular urbanization only 15 minutes drive from the beach

Villa Elena is a unique villa set in a quiet no-through road in the sought after golf-side urbanization of San Andrés Golf. A small selection of restaurants are within walking distance including the Golf Club. The nearest village of El Colorado is just a 5 minute drive from the property. If offers all amenities such as a good selection of shops, restaurants and bars including a large supermarket, pharmacy, bank, veterinary surgery and medical centre.

The beautiful beaches of La Barossa and Calas de Roche are just 15 minutes drive away in either direction.

The property itself is immaculately presented both inside and out. It is light and spacious throughout. Although one property, the 2 storey part of the property is also designed to be used as a separate 2 bedroom annex if desired. A walk-through description is as follows:-

Entrance into the villa is via a covered porch into the large foyer. An open archway leads into the extensive living and dining room with feature open fireplace and full length patio doors along one side opening out to covered terrace overlooking the landscaped gardens and private pool.

Continuing through an open doorway leads into the modern kitchen with fitted units, granite worktops and integrated appliances. The central island is designed on two levels to provide additional storage space, a prep area and a breakfast bar/dining table.

A door leads from the kitchen into the hallway to the annex. This door could be locked to provide a separate annex for guests or family. To the right is the open-plan living/dining room and modern fitted kitchen with integrated appliances and pass-through breakfast bar.

Stairs lead up to two double bedrooms and a family bathroom with shower, basin and WC. Both bedrooms come complete with fitted wardrobe. The large of the 2 bedrooms also has additional fitted wardrobes and a closet to include a basin and WC.

A nice enclosed utility space fits neatly under the stairs complete with washing machine. A door from this hallway gives access to the side patio with built-in BBQ and dining area.

The master bedroom is accessed from the main foyer. It comes complete with fitted wardrobes and en-suite bathroom with walk-in shower, twin vanity sinks and an enclosed WC. Double doors open from the bedroom to the terrace and beautiful gardens. There are 2 further double bedrooms on this side of the villa. One has its own en-suite bathroom with bath, shower-over and WC which is enclosed next to the vanity sink. Both are furnished with fitted wardrobes. A small closet with basin and WC is conveniently located next to the main entrance in the foyer.

The property sits in large landscaped gardens. To the front are various purpose-built raised borders planted with an array of native shrubs and succulents. Also to the front is a large lawn, several umbrella pine trees and the private driveway offering parking in front of the double garage equipped with electric door.

The large private pool sits in a prominent south-facing position designed to benefit from all-day sunshine. A sun terrace is next to the pool providing the perfect place to soak up the sun. The walled garden benefits from complete privacy and the large lawn decorated with native flowering shrubs and trees provide spots of shade for those wishing to escape the sunshine.

To the side of the swimming pool next to the outdoor dining and BBQ area is a covered shower, WC and small store room.

This property would be the perfect family home, private retreat or holiday investment property.

- Additional features include:-
- Automatic garden irrigation system
 - Alarm system
 - Electric sliding gate
 - Ceiling fans in all rooms

Total constructed area approx: 399sqm
Total plot area approx: 2676sqm
Status: Urban
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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