Andaluz Homes
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Villa Cristal

3-bed Villa in Chiclana de la Frontera

€ 635,000

Reference: C00816



Details

- 3 bedrooms
- 3 bathrooms
- Plot area: 982sqm
- Constructed: 198sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 9km: Playa La Barrosa
- 9km: Calas de Roche

Stunning architect designed luxury 3 bed, 3 bath modern villa, private infinity pool and gardens with golf and lake views only 15 minutes drive from the coast.

If you are seeking a luxurious family home or an exciting holiday retreat, look no further than Villa Cristal. Located in an exclusive urbanization next to a quality golf course on the outskirts of Chiclana de la Frontera, this property offers any would-be buyer the perfect property to make the most of a sustainable Spanish lifestyle all year around.

The property is located on a quite no-through road conveniently close to the Golf Club and bar/restaurant which are just a short 10 minute walk away. The small village of El Colorado is less than a 5 minute drive and offers a good selection of restaurants, shops, bars and other amenities. The beautiful natural beaches of Roche and La Barossa are just 15 minutes drive in either direction.

This unique villa is immaculately designed and presented throughout using only the highest quality fixtures and fittings. Modern building methods and techniques have been utilised throughout the construction with sustainability and longevity being the focal objectives. A brief walk-through description of the property is as follows:-

Entrance into a light and open hallway leading to an extensive open-plan living area comprising of a generous lounge with fully opening sliding doors connecting the indoor spaces with the large outdoor living areas.

The extensive professional kitchen comes complete with modern fitted units, Italian marble worktops and breakfast bar. Integrated AEG appliances, including steam oven, microwave, American fridge freezer and coffee machine.

Returning to the entrance hallway and orienting to the left leads to the ground floor bedroom suite with direct access to a covered terrace overlooking the pool and gardens. This bedroom benefits from fully fitted floor to ceiling wardrobes, full hot/cold air-conditioning and a beautiful en-suite bathroom with twin sinks, walk-in rain shower and WC. The hallway connecting this bedroom with the entrance hall has been cleverly designed to allow access to the bathroom for the ground floor if required and also access to the utility room.

Stairs lead up from the main living area to the first floor. There are 2 large bedrooms suites both with luxury bathrooms and direct access to the upper terrace overlooking the swimming pool, gardens and golf course offering plenty of opportunity to relax and enjoy the extensive views across the golf course and the unspoilt countryside beyond.

The first bedroom comes complete with fitted wardrobes, hot/cold air-conditioning and a free-standing bath with views out over the golf course. There is an additional en-suite bathroom with rain shower, basin and WC.

The 2nd also comes complete with fitted wardrobes, hot/cold air-conditioning and a fabulous en-suite bathroom with free-standing bath, separate walk-in rain shower, basin and WC.

From the upper hallway, a door leads out to the rear upper terrace offering additional space for relaxing, alfresco dining and enjoying the views.

Outside to the front of the property are the south-facing gardens and infinity swimming pool. The large patio area which extends from the covered terrace offers generous spaces for sunbathing and dining outdoors next to the purpose built BBQ and bar area. A lawn decorated with native flowering shrubs extends from the pool and private to the golf course.

To the rear of the property is the electronic gated entrance to the large hard-standing providing off-road parking for several vehicles.

Additional features of this property include:-

Cavity wall insulation
Monitored Alarm System
EV Electric charging point
Diasen insulating cork render with Diasen insulating lime render finish (both of these finishes control moisture and prevent damp)
Grohe bathroom fittings and Italian bath tubs
Windows - SGG CLIMALIT PLUS (high quality double glazing system coated Saint-Gobain glass providing higher degree of thermal comfort and efficiency)
Solar Hot water system
Underfloor heating in all bathrooms
Hot/Cold inverter air-conditioning (A+++ rating)
Lawn irrigation system (digital timer)

Total constructed area: 198sqm
Total plot area : 982sqm
Status: Urban
CEEE rating: C

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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