

# Villa Sanctuario

3-bed Villa in Vejer Costa

€ 499,995

Reference: C00818



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 493sqm
- Constructed: 158sqm

## Features

- Near the airport
- Near the beach
- Private Pool

## Nearby

- 3km: Playa El Palmar
- 3km: Numerous Restaurants

Fabulous 3 bed, 2 bath villa with private pool, roof terrace and views only 10 minutes walk from El Palmar beach

Villa Santuario is a super property located in a countryside setting within walking distance of the unspoiled natural beach of El Palmar located in between the popular fishing town of Conil and stunning hilltop white village of Vejer de la Frontera.

El Palmar is famous for its good surfing conditions and as such, attracts a surfing community who enjoy the good selection of beach-front restaurants, shops and bars. All amenities are close-by within 10 minutes drive to Conil or 15 minutes to Vejer.

The property itself is located on a quiet no-through road with just a few neighbours. It has been renovated to create a wonderful mix of traditional features such as the vaulted beamed ceilings throughout with the needs of modern day living such as double-glazed windows and quality fixtures and fittings.

Villa Sanctuario offers any would-be buyer the perfect space in which to enjoy everything this area has to offer, a beach holiday retreat of all-year- round Spanish home.

The decor has a contemporary beach style vibe flowing throughout. A brief walk-through description is as follows:

Entrance via private gate into the graveled parking area to the front with the good sized separate store room to the right which could be used as additional sleeping accommodation if desired.

The main entrance into the villa is via a covered porch through the traditional style wooden door into the entrance hallway. This opens out into the fabulous open-plan living area with modern fitted kitchen, integrated appliances, stone worktops, large American style central island with feature lighting above and breakfast/dining style bar area.

The lounge area offers views towards the pool and private gardens. A nice little nook with custom-built seating offers a nice corner in which to enjoy the enclosed wood-burning fire. Windows line one side flooding the space with light and to the end are double french doors which open to the covered terrace, private pool and outdoor seating area.

The design of this open plan space lends itself to a sociable lifestyle connecting the inside areas to the outside.

An archway leads through to the sleeping accommodation which comprises of extensive master bedroom complete with en-suite shower room featuring a beautiful stone sink and rain-head shower.

There are 2 further bedrooms which share a family bathroom with shower, concrete vanity and stone sink.

There is also a utility room with plumbing for domestic appliances and storage.

Outside through the patio doors leads to the covered terrace, patio and seating area overlooking the private pool which is set in a sunny position. To the rear of the pool is the outdoor dining area and built-in BBQ and pizza oven.

Stairs lead up to the extensive roof terrace offering views across El Palmar countryside and towards the sea. It is the best place from which to enjoy the fantastic sunset over Cabo-Roche lighthouse towards Conil.

Total constructed area approx 158sqm

Total plot area approx: 493sqm

Status: Rustic

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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