Andaluz Homes
Leading Estate Agent Costa de la Luz

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Villa Angelica

6-bed Villa in El Puerto de Santa Maria

€ 998,500

Reference: C00822



Details

- 6 bedrooms
- 6 bathrooms
- Plot area: 10000sqm
- Constructed: 462sqm

Features

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

Extensive country house with private pool and large gardens just 15 minutes drive from the nearest beach

Villa Angelica is a large property located in an area close to Puerto Real just 15 minutes drive from the nearest beaches located in Puerto Real.

Restaurants, shops and bars are close-by along with regular bus services to Puerto Real and Chiclana de la Frontera. Good road links give easy access to Cadiz City and Seville.

The property itself has been a family home since its construction. It offers plenty of space both inside and outside and is in need of a little cosmetic updating. A brief description is as follows:

Private tarmac drive leads to the property and covered parking area for several vehicles.

Entry into the house itself is via the large garden room with views over the pretty gardens and large private pool. From the garden room you enter the impressive entrance hall with large hand-crafted solid wood staircase leading to the upper floors.

From the hallway a door leads into the large l-shaped living room with impressive carved stone open fireplace, bay window with seating and beamed ceilings. This room opens into the dedicated formal dining room which continues to the family kitchen with fitted units, integrated appliances and breakfast area. There is a door to what was the maids bedroom and shower room, now used as a pantry and store area. A door gives access to the side utility space and gardens.

From the entrance hall, stairs lead up to the first floor and to the 5 double bedrooms each with en-suite bathroom. A further staircase leads up to the children's play room/2nd sitting room which could easily be used as a further bedroom is preferred. All bedrooms have beamed ceilings.

Returning to the main entrance hallway, stairs lead down to the dedicated bodega/wine cellar and on through into the workshop, store room and double garage space which is accessed via driveway down from the entrance to the property.

Outside the 18x8m private pool sits in a sunny position next to changing rooms and a shower area.

There is a full-sized tennis court, and stables. The land is mainly natural parkland which could be used for keeping horses if desired.

Additional features:
Pre-installation for air-conditioning in the house
Mains water and electricity

Total constructed area approx: 462sqm
Total plot area approx: 10,000sqm
Status: Rural
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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