Andaluz Homes
Leading Estate Agent Costa de la Luz

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# Casa Silvestre

5-bed Villa in Chiclana de la Frontera

€ 299,995

Reference: C00833



## Details

- 5 bedrooms
- 3 bathrooms
- Plot area: 993sqm
- Constructed: 191sqm

## Features

- Near the airport
- Near the beach
- Private Pool

## Nearby

- 7.5km: Playa La Barrosa
- 11.5km: Calas de Roche

Fantastic 5 bed, 3 bath villa with large private gardens and pool only 6 minutes drive from La Barrosa Beach

Casa Silvestre is a fabulously large, light and spacious villa set in a popular area called Rana Verde close to La Barrosa Beach. Restaurants, shops and bars are all close-by along with Chiclana town centre which is just a 10 minute drive away.

The property itself is nicely presented throughout and briefly comprises of the following:

Entrance into the central hallway via the front covered terrace with space for dining or relaxing. To the right is the lovely living room which extends into the dining area with feature bay window overlooking the front garden, corner fireplace and full hot/cold air-conditioning.

An archway leads to a small foyer giving access to 2 double bedrooms with free standing wardrobes, full hot/cold air-conditioning and a family shower room which can be accessed from both bedrooms (Jack and Jill style).

Continuing along the main hallway leads to the kitchen on the right with fitted units, worktops and appliances to include oven, hob with extractor, dishwasher, fridge-freezer and washing machine. A door leads out onto a 2nd large covered terrace overlooking the pool and extensive gardens.

The 3 good sized double bedrooms with fitted wardrobes and full hot/cold air-conditioning are located to the left from the main hallway. There are also 2 good sized family bathrooms with bath, shower-over, bidet, basin and WC.

The house is set slightly forward in the plot to maximize the south-facing rear garden where the lovely private pool is located with a patio surround, perfect for sunbathing. The garden is mainly laid to lawn and decorated with a few native flowering shrubs and plants. The garden continues to the front of the property where there is also a private driveway providing off-road parking for 2 vehicles.

There is also a small store room next to the pool housing the pool pump and garden maintenance equipment.

Total constructed area approx: 191sqm
Total plot area approx: 993sqm
Status: SU/NC (Urban non-consolidated)
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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