Andaluz Homes
Leading Estate Agent Costa de la Luz

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Casa Guzman

3-bed Villa in Chiclana de la Frontera

€ 139,995

Reference: C00835



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 650sqm
- Constructed: 90sqm

Features

- Near the airport
- Near the beach

Nearby

- 10km: Playa La Barrosa
- 11km: Calas de Roche
- 2.5km: Golf Estancia

3 bed, 2 bath villa with pretty private gardens in quiet area just outside of Chiclana just 15 minutes drive from the nearest beach

Casa Guzman is a lovely villa located in a popular area surrounded buy a small number of similar sized villas just on the outskirts of Chiclana in the direction of Conil. All amenities are just a short drive away including the thriving town centre of Chiclana de la Frontera and of course, the stunning La Barossa beach.

The property itself sits in a fully enclosed private plot and is nicely presented throughout. A brief description is as follows:

Entrance into the main hallway via the lovely large covered terrace overlooking the front garden. To the left is the good sized living room with feature fireplace and bay window. This living room extends into the dining area.

Continuing through the hallway leads to the fitted kitchen with units, worktops and appliances. A door leads to the rear of the property and pretty gardens.

The master bedroom comes complete with fitted wardrobes and an en-suite shower room.

There are 2 further double bedrooms, one with fitted wardrobes and a family shower room.

Outside the garden is decorated with pretty planters and native flowering shrubs and trees. There is AstroTurf and gravelled areas to keep the overall maintenance to a minimum. There is also a garden store and built-in outdoor cupboards offering handy storage.

The electricity supply to the property is via a solar photovoltaic (PV) panels, the instalation has been recently upgraded (July 2023) and now comes complete with the lastest Lithium battery and inverter system. Solar energy is an excellent way to counter sometimes unpredictable rising energy costs.

Total constructed area approx: 90sqm
Total plot area approx: 650sqm
Status: Rustic
CEEE rating: A

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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