Andaluz Homes
Leading Estate Agent Costa de la Luz

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# Casa Verbena

3-bed Villa in Conil de la Frontera

€ 299,997

Reference: C00841



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 873sqm
- Constructed: 105sqm

## Features

- Near the airport
- Near the beach
- Private Pool

## Nearby

- 1.5km: Several Restaurants
- 5km: Calas de Roche

Immaculate 3 bedrom, 2 bathroom villa with private swimming pool and gardens just 10 minutes drive away from Conil de la Frontera centre and the coast.

Casa Verbena is a lovely property located in a nice quiet area just on the outskirts of Conil de la Frontera in the direction of Roche. There are several restaurants/bars and shops within a few minutes drive of the property and the popular coastal village of Conil with its wide range of amenities is just 10 minutes drive away by car.

The property itself has been well maintained and cared for by its current owners. A brief description is as follows:-

Entrance hall into the villa via a covered terrace. The main hallway runs through the centre of the house giving access to all rooms and accommodation. To the left is a good sized living room with feature fireplace and bay window overlooking the pretty front garden. The living room extends into the dining area. The kitchen is located across the hallway from the living room, tt comes completed with fitted units, appliances and a door giving access to the rear covered terrace with stone dining table and benches which overlooks the garden and swimming pool.

The master bedroom has generous fitted wardrobes and and en-suite bathroom complete with bath, shower-over, basin and WC. There are 2 further double bedrooms, one with fitted wardrobes and a family bathroom with bath, shower-over, basin and WC.

Outside the property sits in pretty gardens mainly laid to lawn. The private swimming pool is positioned in a sunny south-facing location to the side of the villa. There is a built-in BBQ and plenty of space to relax and enjoy the sunshine. On the opposite side of the villa to the pool is the entrance drive offering secure, private off-road parking (space for two cars).

Total constructed area approx: 105sqm
Total plot are approx: 873sqm
Status: Rustic
CEEE rating: TBC

Additional features include:-

Internet/Wifi access
Automatic garden/lawn irrigation (x4 zones)

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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