Andaluz Homes
Leading Estate Agent Costa de la Luz

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Casa Rosalie

3-bed Villa in Chiclana de la Frontera

€ 215,000

Reference: C00850



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 525sqm
- Constructed: 120sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 1km: Several Restaurants
- 3km: Local Supermarket

Beautiful 3 bed, 2 bath villa with private pool, low maintenance gardens and car port just 15 mins drive from the beach

Casa Rosalie is a lovely property located on a quiet no-through road in an area called Pago del Humo just on the outskirts of Chiclana. A small selection of shops and restaurants are within walking distance of the property along with a bus stop offering a regular service into Chiclana town centre. All amenities are close-by plus the award-winning La Barrosa beach is a short 15 minute car journey away.

Good road links offer easy access to the beautiful cities of Cadiz and Jerez whilst travelling a little further are Seville and Gibraltar at just over an hour in either direction.

The property itself is cared for by its current owner and is nicely presented throughout. A brief walk-through description is as follows:

Entrance into the property via electronic sliding gate to a tarmac parking area and car-port. Entrance is via the lovely glazed terrace into the large and light living/dining room with feature fireplace, bay window and full hot/cold air-conditioning.

Moving through the living room, a door continues through to the large kitchen with space for a breakfast table if preferred. The kitchen comes complete with fitted units, worktops and appliances. There is a large cupboard/pantry and a door giving access to the front of the property, patio and private pool.

Returning to the living room, an internal hallway leads to the sleeping accommodation including a large master bedroom with fitted wardrobes, full hot/cold air-conditioning and modern en-suite shower room.

There are 2 further double bedrooms both with fitted wardrobes. The family bathroom is located at the end of the hallway and comes complete with bath, shower-over, basin and WC.

Outside the property sits in private walled gardens which have been designed to be low maintenance and are decorated with native flowering shrubs and fruit trees. The good sized private pool is set to the front of the property in a south-facing position benefiting from all day sunshine.

Additional benefits:
Car port to the side of the property
Electric sliding gate to hard standing
Access to fiber optic WIFI
Double glazed windows and doors

Total constructed area approx: 120sqm
Total plot area approx: 525sqm
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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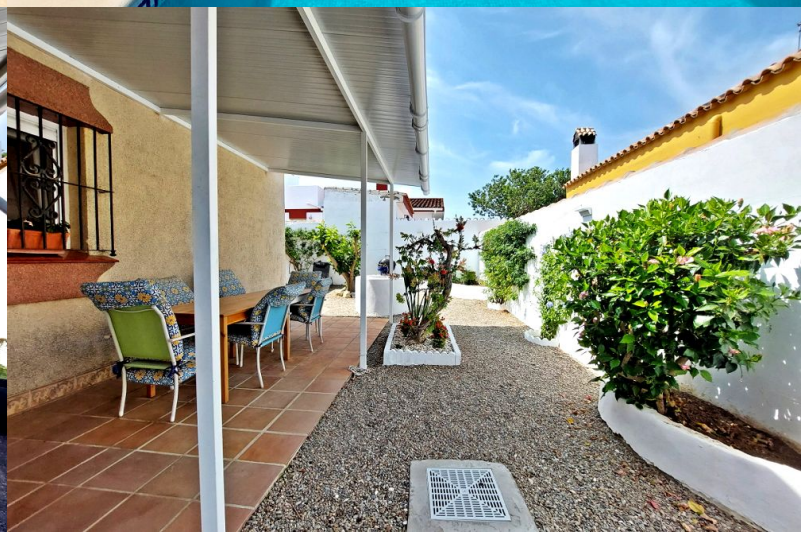
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