Andaluz Homes
Leading Estate Agent Costa de la Luz

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Casa El Jardin

3-bed Villa in Chiclana de la Frontera

€ 299,000

Reference: C00857



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 1983sqm
- Constructed: 245sqm

Features

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

Nearby

- 1km: Local Restaurant

3 bed, 2 bath villa with private swimming pool and pretty gardens all set in a lovely quiet location just 15 minutes drive from the nearest beaches.

Casa El Jardin is located in a nice quiet area equidistant between Chiclana and Conil. The award winning La Barrosa Beaches are a short drive from the property. The nearest restaurant and bus stop are within easy walking distance.

The nearby village has a small selection of shops, restaurants and bars whilst Chiclana town centre known for its fabulous fresh food market offering lots of quality local produce from around the region, is just 10 minutes drive away by car. You can also access the Tram Bahia from Chiclana offering a regular service from Chiclana to the City of Cadiz and the main line service to Jerez and Seville.

The property is immaculately presented throughout. A brief description is as follows:-

The main entrance into the villa is via an extensive covered terrace overlooking the private swimming pool and beautiful gardens. This leads directly into an entrance hallway. An archway leads through to the main living room with feature pellet-burning stove which extends into the dining area. The modern fitted kitchen is open plan to the living area and comes complete with fitted units, stone worktops and integrated appliances. There is a small utility/mud room to the side of the kitchen which has a door giving access to the pretty gardens.

Returning to the hallway and to the left if the 1st of three double bedrooms. This one comes with fitted wardrobes and a newly fitted en-suite shower room.

Stairs from the hallway lead up to the 2nd double bedroom which also benefits from its own private roof terrace from where you can enjoy lovely views over the pool and surrounding countryside.

From the living room, a 2nd hallway leads to the 3rd extensive double bedroom with fitted wardrobes.

All bedrooms and the living room are fitted with ceiling fans to help with cooling in the warmer months.

Outside next to the large covered terrace is the beautiful 10x5m private swimming pool set in a south-facing position to ensure it captures the best of the sunshine for the longest time during the day. There is a deck for outdoor dining and BBQ area. The garden extends beyond the pool towards the boundary with the countryside. Several varieties of fruit trees such as fig, pomegranate and lemon decorate the garden along with prairie style planted borders and a large selection of native flowering shrubs and palms.

To the front of the property the garden is heavily planted with pretty borders, some edible plants and fruit trees. A path winds through so that you can enjoy the scent of the blossom and observe nature in its own environment.

The property also benefits from a double garage which could be converted to extend the living accommodation, and a large driveway offering additional parking. An outbuilding to the side of the property provides plenty of storage for outdoor furniture and sports equipment - this also houses the water filtration system, water softener and chlorination system. There is also a small utility next to the covered terrace housing the washing machine. Further storage is available in the extensive loft above the garage accessed from the top of the stairs next to the bedroom.

Additional features:-
Solar photovoltaic system with feed-in connection to the electricity grid
Solar water heating system for hot water
Automated garden irrigation system (drip ffeed system)

Total constructed area approx: 245sqm
Total plot area approx: 1983sqm
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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