



# Andaluz Homes

Leading Estate Agent Costa de la Luz

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## Casa Primavera

5-bed Villa in Chiclana de la Frontera

## € 795,000

Reference: C00864



### Details

- 5 bedrooms
- 4 bathrooms
- Plot area: 3592sqm
- Constructed: 689sqm

### Features

- Near the beach
- Private Pool

### Nearby

- 4km: Playa la Barossa
- 4km: Playas de Sancti Petri
- 4km: Several Good Restaurants

Incredibly unique luxury villa, 5 bedrooms, 4 bathrooms, private saltwater swimming pool, padel court, games room all set in large gardens 6 mins drive away from the beaches.

Casa Primavera is a fabulous property located in a quiet area just over 5 minutes drive from the award winning La Barrosa beach. Restaurants, shops, bars and school are all close-by whilst the large selection of amenities in Chiclana town centre are just 10 minutes drive from the property.

This recently renovated property offers any would-be buyer the chance to purchase a property with everything you need and more from a private holiday retreat for family and friends or a wonderful family home near the coast.

The main villa retains some of its original charm in a colonial style and a soft palette of green tea and relaxing colours echo throughout the house whilst the needs and desires of modern day living have been fully taken care of.

This continues into the outdoor spaces offering a plethora of terraces, pretty pergolas and patios to choose from whether socializing outdoors or seeking a quiet, private space in which to escape.

Immaculately presented throughout, a brief walk-through description is as follows:

There are 2 entrances to the property, one from the front and also one to the side leading to an extensive paved parking area next to the full-size padel court. The drive continues to the main house which is entered from the front via a large covered terrace with decorative arches framing the views of the garden from one of many outdoor dining areas.

Stepping into the main entrance hallway and to the left leads into the main living room with feature log-burner, alcoves and double windows overlooking the front garden. Glazed doors open into the luxury fitted kitchen with quality units, stone worktops, integrated appliances, central island and beautiful window seat. Glazed doors open out to the courtyard decorated with traditional tiles and has a pretty lemon tree planted at its centre. This offers a quiet space in which to relax and enjoy evening drinks.

There is also a 2nd door from the kitchen leading out to the rear terraces, and separate building housing the utility room with storage and washing machine.

Returning to the entrance hall, a corridor leads to the large 2nd sitting room/formal dining room with built-in custom-made cupboards and shelving and double windows overlooking the gardens.

Continuing along the corridor leads to one of the 5 double bedrooms with fitted wardrobes and a family shower room with shower, basin and WC.

From the entrance hall, a grand marble staircase decorated with authentic Andalucian tiles leads up to the first floor and the rest of the sleeping accommodation.

To the right and to the end of the house leads to the beautiful master suite with fitted wardrobes and master bathroom with twin sinks, shower and WC. This bedroom is the complete width of the house and benefits from beautiful windows flooding the space from either side whilst offering lovely views over the gardens.

Returning to the landing, there is a door to the right leading out onto the upper terrace offering a lovely spot for morning coffee whilst watching the sun rise over the pretty gardens.

Also on the first floor are 3 double bedrooms, each with fitted wardrobes and 2 family bathrooms, one with a bath, shower over, basin and WC and the other a shower with basin and WC.

Outside the property sits almost central to the plot surrounded by landscaped gardens, pergolas, patios and private terraces galore!

The games room is positioned towards the rear corner next to the built-in BBQ and outdoor kitchen.

Several outbuildings currently used for storage are to the rear of the central courtyard along with a second laundry room and shower. These could be used to increase the living accommodation if desired.

To the front of the property facing south-west is the stunning private saltwater pool with heated Jacuzzi adjacent and small paddling pool which leads on into the main pool. A beautiful stone patio provides plenty of space to sunbathe and relax whilst soaking up the sunshine.

The gardens are decorated with a variety of native flowering shrubs and trees whilst to the rear there is an orchard of orange and lemon trees.

Additional features:

Full hot/cold air-conditioning in all bedrooms, living and dining room

All windows have matching wooden shutters inside

Total constructed area approx: 689sqm

Total plot area approx: 3592sqm

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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