Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Romeo

4-bed Villa in Chiclana de la Frontera

€ 189,000

Reference: C00865



Details

- 4 bedrooms
- 2 bathrooms
- Plot area: 971sqm
- Constructed: 148sqm

Features

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

Nearby

- 3km: Local Supermarket

3 bed, 1 bath villa plus 1 bed, 1 bath guest casita with large gardens and private pool only 15-20 minutes drive from La Barrosa beach

Casa Romeo is a nice villa located in a quiet street in the popular area of Pago del Humo, just on the outskirts of Chiclana. Restaurants, shops and bars are 2 minutes drive away whilst a the town centre of Chiclana with its many amenities is just 10 minutes car journey. A regular bus service offers public transport into the town whilst good road links give easy access to the larger cities of Cadiz and Jerez de la Frontera.

The property itself is on a corner plot accessed by a tarmac road. A brief description is as follows:

Entrance via private electric gates leads into the large hard standing parking area with double carport offering covered parking to the left. The main villa sits centrally in the fully enclosed plot with the private pool to one side set in a sunny position.

There is a large covered terrace to the front of the property offering plenty of space to sit and relax whilst overlooking the pretty gardens. The main door into the villa leads directly into the first of 2 living rooms which is currently used as a dining room by the current owners. To the left is the kitchen with fitted units and a door giving access to a rear covered terrace overlooking the garden.

Returning to the main entrance and through to the 2nd living room which is in the centre of the home. 2 double bedrooms and a single bedroom are accessed from this living room along with the modern fitted bathroom with shower, basin and WC.

To the rear of the property is a separate building housing a modern fitted shower room with basin, wc and utility with plumbing for domestic appliances. There are 2 rooms both currently used for storage but one could easily be used as a double 4th bedroom.

The gardens are mainly laid to lawn and are decorated with flower borders, climbers, fruit trees and pretty pots.

Total constructed area approx: 148sqm
Total plot area approx:971sqm
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

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.

Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Romeo

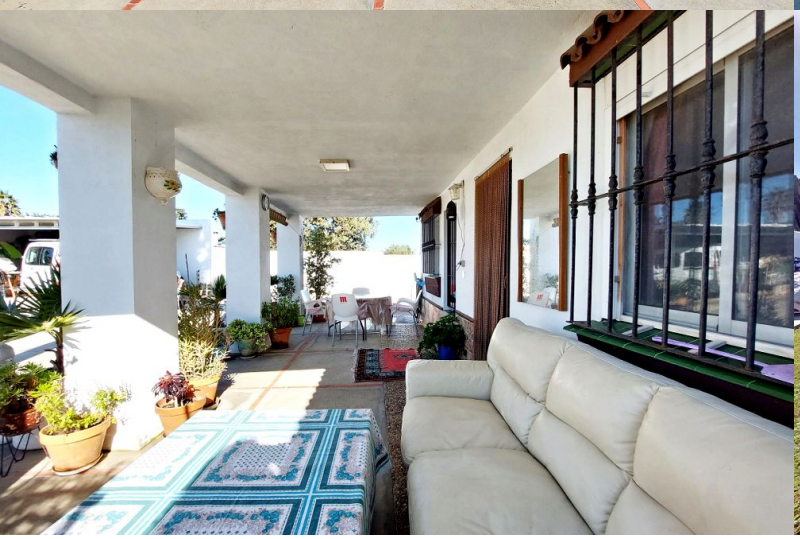
4-bed Villa in Chiclana de la Frontera

€ 189,000

Reference: C00865








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.