Andaluz Homes
Leading Estate Agent Costa de la Luz

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Casa Maribel

4-bed Villa in Chiclana de la Frontera

€ 329,995

Reference: C00875



Details

- 4 bedrooms
- 2 bathrooms
- Plot area: 604sqm
- Constructed: 278sqm

Features

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

Nearby

- 2km: Tram Bahia

2 story 4 bed, 2 bath villa with private swimming pool, garage and beautiful gardens just 15 minutes drive from La Barrosa beach

Casa Maribel is a lovely property located on a no-through road in a quiet area 10 minutes drive from the town centre and 15 minutes drive from La Barrosa beach.

The current owners have created a wonderful property offering plenty of space both indoors and outdoors in which to enjoy the Spanish lifestyle in all year-round comfort. It would make the perfect family home or holiday investment property.

Nicely presented throughout, a brief description is as follows:-

Entrance into the house is via a lovely glazed terrace used as a winter garden room. A door leads directly into the large living room with feature pellet wood-burning stove, full hot/cold air-conditioning and a decorative archway through to the dedicated dining area. Patio doors open to the side terrace offering a nice quiet spot for morning coffee.

From the dining room, a door leads through into the modern fitted kitchen with fitted units, worktops and integrated appliances to include eye-level oven, microwave, gas hob with extractor over, and upright fridge-freezer.

Continuing through a connecting hallway on the ground floor you will find the ground floor shower room, 4th double bedroom and 2nd large light living room with patio doors to the rear garden and full hot/cold air-conditioning. The layout of this wing lends itself as a small annex if preferred.

Returning to the main living room, an archway leads through to the stairwell leading up to the first floor. The principle bedroom comes complete with wall to wall fitted wardrobes and a lovely balcony overlooking the gardens which is accessed via patio doors.

There are 2 further double bedrooms both with fitted wardrobes and a family shower room.

Outside the property sits towards to back of the plot. The garden in front of the property has a sunny south-facing aspect which ensures long hours in which to enjoy the private pool, various terraces and pretty planted borders.

The main BBQ covered terrace is to the side of the property and comes complete with stone seating and gas hob in addition to the purpose built BBQ.

The property comes with the added bonus of a detached garage with electric up and over door. The workshop area comes complete with fitted cupboards and also includes the utility area with washing machine, tumble dryer and pool pump.

Next to the sliding gate into the property is a small store housing the water purification system which cleans the well water before pumping it into the house.

Additional features:-
Doubled glazed windows and patio doors
Direct access to the no-through road from the garage
Additional parking area next to the villa used as a terrace
Fibre Optic internet available (subject to contract with

Total constructed area approx: 278sqm
Total plot area approx: 604sqm
Status: Rustic
CEEE rating: D

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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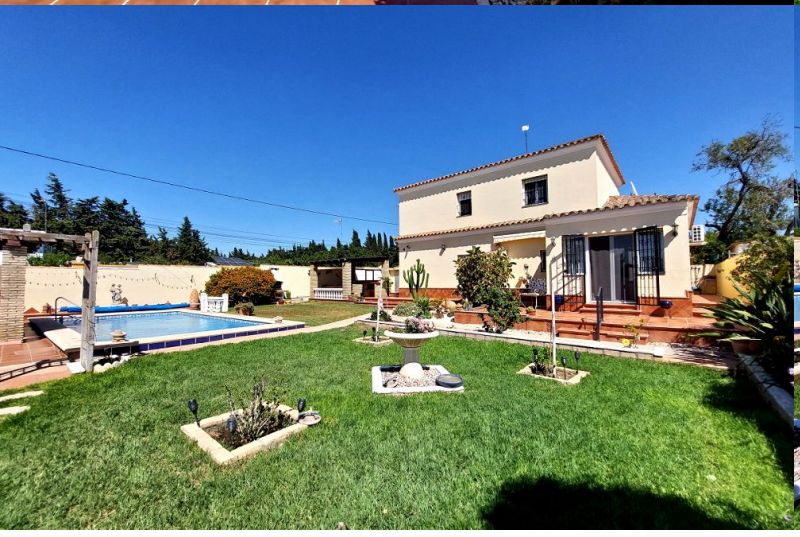
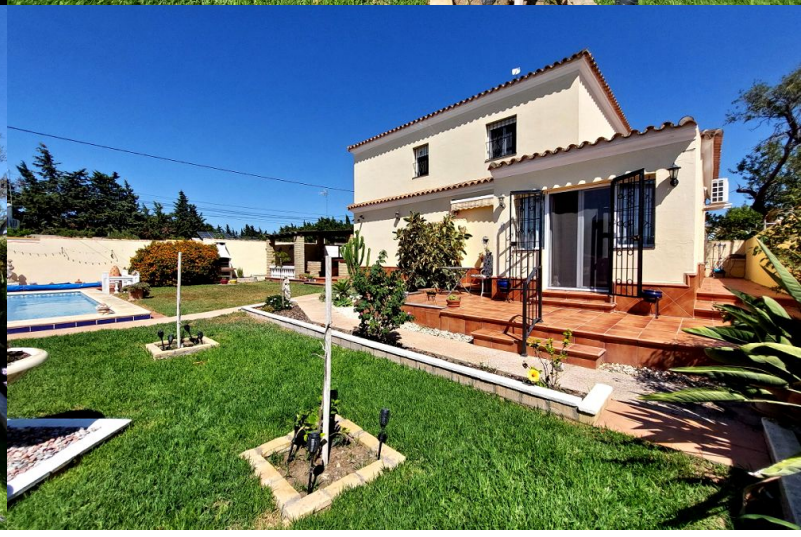
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