



Andaluz Homes

Leading Estate Agent Costa de la Luz

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Casa Paz

4-bed Villa in Chiclana de la Frontera

€ 375,000

Reference: C00901



Details

- 4 bedrooms
- 2 bathrooms
- Plot area: 628sqm
- Constructed: 110sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 2km: Several Restaurants
- 2km: Local Supermarket

Fabulous 4 bed, 2 bath villa with private pool set in pretty gardens and the additional benefit of off-road parking, all just 6 minutes drive from La Barrosa Beach.

Casa Paz is a beautiful independent villa located in the very popular area of Pinar de los Guisos just a short drive away from the award winning La Barrosa Beach. All amenities are close-by to include a selection of shops, restaurants, bars and supermarkets. Several prestigious golf courses are also within the local vicinity to include Santi Petri Hills and San Andrés Golf. The pretty traditional town centre of Chiclana is just 10 minutes by car.

The property is immaculately presented and benefits from several recent upgrades by the owners such as new/improved bathrooms, updated kitchen, installation of a wood-burning stove, a light portal in the master bedroom and the useful addition of large storage cupboards for outdoor furniture and to house a tumble dryer.

A brief walk-through description is as follows:

Entrance to the property is via an electronic sliding gate from the tarmac street. There is also a pedestrian entrance located alongside. This leads directly to the large hard-standing providing off-road parking for 2 vehicles. To the left is the 8x4m private pool, set in a sunny position and complete with wooden fence for safety purposes. To the right is a large covered terrace used as an outdoor dining area with views over the gardens and pool. To the rear of the main villa which sits centrally within the fully enclosed plot, is a further covered terrace and outdoor dining area complete with seating, built-in BBQ and outdoor sink. Next to the BBQ is the garden apartment with a double bedroom and newly updated shower room with shower, basin and WC. The washing machine and hot water tank are also located in this area.

The garden has several lawn areas and is decorated with a variety of native flowering shrubs and palms. There is also a lemon tree next to the garden apartment.

To enter the main villa, you pass through a lovely covered terrace offering space in which to relax and enjoy the views towards the pool and over the pretty garden. Once in the main entrance hallway, a doorway leads to the left into the light and spacious living room with feature wood-burning stove. This extends into a dedicated indoor dining area. Hot-cold air-conditioning ensure all year round comfort.

Opposite the living room is the kitchen with upgraded units, solid stone worktops and integrated appliances to include an electric hob, oven, extractor, dishwasher and fridge-freezer. A door gives access to the side of the property and gardens.

Continuing through the hallway, you will find 3 good-sized double bedrooms. The largest comes complete with fitted wardrobes, a feature round window and ceiling fan. The 2nd largest also has fitted wardrobes and a ceiling fan for comfort. The 3rd double bedroom has space for a free-standing wardrobe and also features a ceiling fan. All of the windows are fitted with roll-down blinds and insect blinds.

The recently renovated family bathroom is conveniently located next to the bedrooms and comes complete with walk-in shower, double vanity and heater.

This quality property offers a wonderful space both indoors and outside in which to enjoy the year-round temperate Andalusian climate and relaxed Spanish lifestyle.

Total constructed area approx: 110sqm

Total plot area approx: 628sqm

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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