

Casa Gaviota

3-bed Villa in Chiclana de la Frontera

€ 295,000

Reference: C00904



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 1064sqm
- Constructed: 150sqm

Features

- Near the airport
- Near the beach

Nearby

- 1.5km: Several Supermarkets
- 1.5km: Numerous Restaurants
- 2.6km: Playa la Barrosa

Spacious 2 bed, 1 bath villa with separate 1 bed, 1 bath casita set in large private gardens just 5 minutes drive from La Barrosa beach.

Casa Gaviota is a really nice detached single storey villa set in large mature gardens with private off-road car parking on the edge of the sought after area of Los Gallos near Costa Sancti Petri Marina and La Barrosa Beach.

All amenities are close-by include a selection of supermarkets, shops, restaurants and bars whilst a regular bus service runs into the town centre which is just 10-15 minutes drive away.

The property itself is nicely presented and simply laid out as follows:-

Entrance is via a main entrance into the central hallway. A door to the right leads into the light and bright living room with feature fireplace complete with wood-burning stove and double glazed doors which lead out into the garden. A door from the living room leads into the modern fitted kitchen diner with fitted units, solid worktops and integrated appliances. A door gives access to the rear covered terrace, patio and BBQ area.

Returning to the main hallway and to the left, you will find 2 large double bedrooms. The first comes complete with large double-glazed windows which could be used to access the garden. The 2nd bedroom benefits from fitted double wardrobes. A good-sized shower room is conveniently located next to these bedrooms and comes complete with double walk-in shower, basin, WC and cupboards offering useful storage.

The separate small apartment is accessed from the rear covered terrace/BBQ area. There is a small kitchenette and a door leads into the large bedroom which has space for a small sitting area if preferred. From here you access the private shower room with corner shower, basin, WC and fitted vanity unit.

Outside the garden is laid mainly to lawn and has a selection of pretty flowering native shrubs and trees to include a fig tree.

Next to the small apartment is another good sized store room for tools and garden maintenance machinery. Stairs lead up onto the roof with a small terrace and views across to Costa Sancti Petri marina. This is the best spot from which to sit and enjoy the stunning sunsets.

To the front of the villa is a large gravel area for parking and a long driveway giving access to the property from the road also provides additional parking if needed.

Total constructed area approx: 150sqm

Total plot area approx: 1064sqm

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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