

# Casa Limoncello

3-bed Villa in Chiclana de la Frontera

€ 335,000

Reference: C00920



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 1089sqm
- Constructed: 133sqm

## Features

- Near the airport
- Near the beach
- Private Pool

## Nearby

- 1.5km: Several Restaurants
- 1.5km: Local Supermarket

Absolutely stunning and unique 3 bed, 2 bath villa set in beautiful gardens with private pool just 15 mins drive from the beach.

Casa Limoncello is a fabulous property located on the outskirts of Chiclana de la Frontera in an area called Pago del Humo. A small selection of good local restaurants, shops and bars are close-by whilst the stunning La Barrosa and Chiclana town centre are no more than 15 minutes drive away.

This property has been modernized by its current owners successfully mixing some traditional features with a modern and contemporary vibe to create a stylish Spanish home or holiday retreat.

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

Entrance into the plot is either by the sliding gate leading to the car port or via the pedestrian gate which leads directly into the front garden. This area has been designed to be low maintenance whilst being decorated with native flowering shrubs and trees. The barn style split front entrance door opens into the light and bright hallway which is large enough to function as a separate breakfast area or snug, complete with wood burning stove.

To the right is the entrance into a large and comfortable living room with feature bay window overlooking the garden and wood-burning fireplace. Returning to the hallway and to the right you will find the modern fitted kitchen with appliances, high quality fitted units, storage and worktops. A door leads out to the covered terrace/dining area overlooking the rear garden and swimming pool (salt water system)

The main entrance hallway also gives access to the sleeping accommodation comprising of master bedroom with french doors and en-suite shower room and 2 further double bedrooms. All come complete with fitted wardrobes. There is also a family shower room with shower, basin and WC located next to the kitchen making it easy to double up as a guest closet when receiving visitors.

Outside the main garden is to the rear of the property and has been designed with the desire to entertain in mind. The private pool sits in a sunny position next to a large patio perfect for sunbathing. An outdoor shower area is located close to the pool. There are several covered terraces around the pool offering a welcome retreat from the sunshine in the warmer months. A store room provides plenty of space for garden furniture and equipment. There is also an outdoor kitchen and BBQ area with fitted units and electricity supply. The whole garden is generously planted with a variety of trees, fruit trees and flowering shrubs.

On one side of the property is a small garden with raised beds, ideal for growing a selection of herbs or summer veg whilst on the other side you will find the covered car port and hard-standing parking area.

Additional features include:-

Solar Photo Voltaic System (selling unutilised electricity back to the grid) The vendors comments that they pay very little in electricity bills.

EV Charging Station (Electric Vehicles)

Air source heat pump water heating system

Hot/cold air-conditioning in all principle bedroom and the living room

High quality double glazed windows and doors throughout

Feature lighting in the garden

Water decalcification system.

Salt water swimming pool

Total constructed area approx: 133sqm

Total plot area approx: 1089sqm

Status: Rural

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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