Andaluz Homes
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Casa Limon

3-bed Villa in Chiclana de la Frontera

€ 449,995

Reference: C00922



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 1200sqm
- Constructed: 183sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 4km: Playa La Barrosa
- 0.5km: Golf Campano

Country villa in quiet location on the edge of Chiclana with private pool and pretty gardens just 5km from the coast.

Casa Limon is a lovely property set in pretty private gardens in a sought after semi-rural location close to Chiclana de la Frontera and La Barrosa Beach. Restaurants, shops and bars are close-by whilst the thriving historic town centre with its wide selection of supermarkets, shops and variety of amenities is just 10 minutes drive away.

Located on the edge of the natural park, this property offers any would-be buyer a nice natural environment in which to live and relax whilst making the most of the Spanish climate close to the coast. Good road links offer easy access to the historic capital city of Cadiz, Jerez with its airport all easily reachable in less than an hour. The world famous city of Seville is just over an hour and offers rail and airport connections.

The property itself is generous in size and is arranged on one floor. A gate gives access from the street into the property where a covered car port is located to the right offering off-road parking for 1 or 2 smaller vehicles. The garden path flanked by fruit
trees winds towards the villa and to the covered front terrace offering plenty of space to sit and enjoy the views into the mature gardens.

Inside, you will find an extensive living room (50 m²) with ample space for indoor dining and a study area as well as the lounge with large windows overlooking the garden. The spacious kitchen (26 m²) has ample space for a large breakfast table and is conveniently located next to the rear covered terrace and BBQ area overlooking the private pool.

There are 3 good sized double bedrooms, each equipped with air conditioning. These share a family shower room recently updated in 2023. There is also plumbing in the bathroom for the washing machine. To the rear of the villa is a large store room with shelving and houses the aero-thermal central heating system and solar equipment for the hot-water heating installed by the current owner in 2024.

To the rear of the property you will find the fenced pool and patio area and small astro turf sunbathing garden. The pool measures 10x5m and was recently refurbished in early 2025. To the side of the pool is the 2nd bathroom.

The majority of the garden is to the front of the property. It has a wide variety of mature fruit trees, flowering shrubs and native climbers providing a haven for wildlife and a wonderful space for anyone with green fingers to enjoy.

Total constructed area approx: 183sqm
Total plot area approx: 1200sqm
Status: Rustic
CEEE rating: C

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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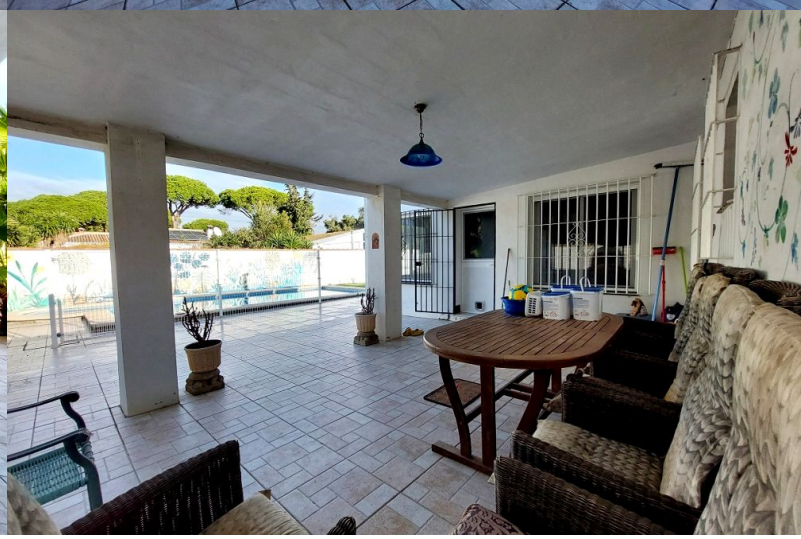
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