Andaluz Homes
Leading Estate Agent Costa de la Luz

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# Casa Membria

3-bed Villa in Chiclana de la Frontera

€ 299,950

Reference: C00925



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 727sqm
- Constructed: 166sqm

## Features

- Near the airport
- Near the beach
- Private Pool

## Nearby

- 1.5km: Various
- 6km: La Barrosa Beach

Spacious 3 bed, 2 bath villa with private pool, terraces, gardens and off-road parking just 5 minutes drive from La Barrosa Beach

Casa Membria is a fabulous property located in a popular quiet area just a short drive away from La Barrosa beach. Restaurants, shops and bars are within walking distance whilst the bustling town centre in Chiclana is just a 10 minute car journey away.

The property itself is located in an area of Chiclana called El Sotillo. It has very good access via a tarmac road and the long driveway into the property provides plenty of off-road parking for several vehicles.

To the front of the property is a well-stocked garden with trees providing some welcome shade from the hot summer sun. To the rear of the property is the private pool positioned in a sunny area to extend the usage through the year. A pool bar and several store rooms along with a changing room with WC are conveniently located next to the pool making eating and enjoying the outdoor lifestyle a breeze!

The villa itself is simply laid out as follows:-

Entrance into the villa via a large covered terrace overlooking the garden leads into a spacious entrance hallway. Passing through a large archway leads into the lovely living room with feature fireplace (long burner) which extends into the dining area. French doors open to the covered dining terrace overlooking the pool.

To the left from the entrance hallway, you will find the kitchen with a good selection of fitted units, quality worktop and integrated appliances. A door leads out to the side of the property into a large covered entertainment/games area with built-in BBQ. This could be converted into a garage if preferred.

Turning to the right from the entrance hallway leads to all of the sleeping accommodation which comprises of a master with feature bay window and en-suite shower room. There are 2 further good sized double bedrooms and a family shower room. All bedrooms come complete with fitted wardrobes and full hot/cold air-conditioning. The living area also features air-conditioning.

Total constructed area approx: 166sqm
Total plot area approx: 727sqm
Status: Rustic
CEEE rating: TBC

Additional information/features include:-

Central heating system (gas bottles)

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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