

# Villa Costa La Barrosa

5-bed Villa in Chiclana de la Frontera

€ 1,200,000

Reference: C00928



## Details

- 5 bedrooms
- 4 bathrooms
- Plot area: 1010sqm
- Constructed: 351sqm

## Features

- Near the beach
- Private Pool

## Nearby

- 2km: Playa La Barrosa
- 67km: Jerez de la Frontera Airport
- 1km: Sancti Petri Hills

Stunning 5 bed, 4 bath villa in exclusive urbanisation with private pool, beautiful gardens & off-road parking 20 mins walk from the beach

Villa Barrosa is a unique property built to the highest standards located in the popular area of Novo Sancti Petri, just a gentle 15 minute stroll from La Barrosa beach. Restaurants, supermarkets and bars are all close-by whilst the bustling Chiclana town centre is just 15 minutes drive away.

This property, whilst modern, has a traditional Spanish design making the extensive property feel like a comfortable Spanish home.

Immaculately presented throughout, a brief walk-through description is as follows:

Entrance into the impressive double-height central hallway with glazed atrium. This is used as a secondary salon and gives access to all of the accommodation operating as the heart of the home. The large living room with feature fireplace and doors to the covered terrace is open to the formal dining area. Each of these spaces have doors into the atrium.

You can access the kitchen either via the dining room or from the atrium. This stunning modern kitchen has been recently installed with high grade fitted units, silistone worktop and integrated appliances. There is a large pantry cupboard and breakfast bar. A door gives access to the garden and terraces.

Next to the kitchen is one of the 5 bedrooms which is used as a TV room. It has a convenient en-suite shower room.

A door from the atrium leads to a hallway giving access to 3 further double bedrooms, each with fitted wardrobes. The largest also comes with an en-suite bathroom. There is a further family bathroom on the ground floor. There is a small garden room used as a gym.

A grand staircase leads up to the master suite. This features a large bedroom with fitted wardrobes, en-suite bathroom with bath, separate shower and double vanity, plus a glazed terrace used as a sitting room which has a door leading to the upper terrace.

Outside, the property sits in a fully enclosed garden. The large covered terrace at the rear offers lovely views over the garden and pool. It also provides plenty of space for relaxing and outdoor dining. There are several terraces and private patio areas dotted around the property. The pool sits in a quiet corner in a sunny position. There is a small water feature and hard-standing for off-road parking.

Additional features:

- Full hot/cold air-conditioning in all bedrooms and the main living room
- Electric gate for the parking area
- Double glazed windows
- Woodburning fireplace
- Irrigation system for the garden

Total constructed area approx: 351sqm

Total plot area approx: 1010sqm

Status: Urban

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.

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