Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Almendra

2-bed Townhouse in Chiclana de la Frontera

€ 215,000

Reference: C00929



Details

- 2 bedrooms
- 2 bathrooms
- Plot area: 104sqm
- Constructed: 76sqm

Features

- Communal Pool
- Near the airport
- Near the beach

Nearby

- 67km: Jerez de la Frontera Airport
- 10km: La Barrosa Beach

Lovely 2 bed, 2 bath townhouse with private garden & communal pool in very popular golf-side urbanisation 15 mins drive from the beach

Casa Almendra is a nice little property located in a small urbanisation close to San Andrés Golf. The property is the perfect lock up and leave holiday retreat with low-maintenance gardens and communal facilities such as the pool and parking. It would also make a fabulous retirement or starter home.

There are 2 fabulous beaches equidistant from the property, La Barrosa and Roche which are about 15 minutes drive in either direction. The nearest restaurant is a 20 stroll away whilst the nearest shops and supermarket can be found in El Colorado, just 5 minutes by car.

Presented in good condition throughout, a brief description is as follows:

Entrance via a private gate into the front private sunny terrace/patio decorated with planted borders of native succulents and shrubs including an orange tree. You access the property via the glazed terrace 2 sets of arched glazed doors. This leads into the garden room which is open-plan to the modern fitted kitchen complete with oven, hob, extracter and American style fridge-freezer. A large window floods the space with light whilst providing views over the pretty garden.

From the glazed terrace, you access the cosy living room with feature corner wood-burning stove and hot/cold air-conditioning. The ground floor shower room can be accessed from the living room. The bathroom extends into a convenient utility area which houses the washing machine and provides some storage for cleaning items.

Stairs lead up to the first floor where you will find 2 double bedrooms. Both have direct access to the good-sized private terrace with views over the urbanisation and towards the communal pool, just 2 minutes walk from the property. The larger of the 2 bedrooms is equipped with full hot/cold air-conditioning and a single fitted wardrobe. The family bathroom is alongside the 2nd bedroom and comes complete with bath, shower-over, basin and WC.

Total constructed area approx: 76sqm
Total plot area approx: 104sqm
Status: Urban
CEEE rating: E
Community of property owners monthly fee of 60 euros

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.

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.

Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Almendra

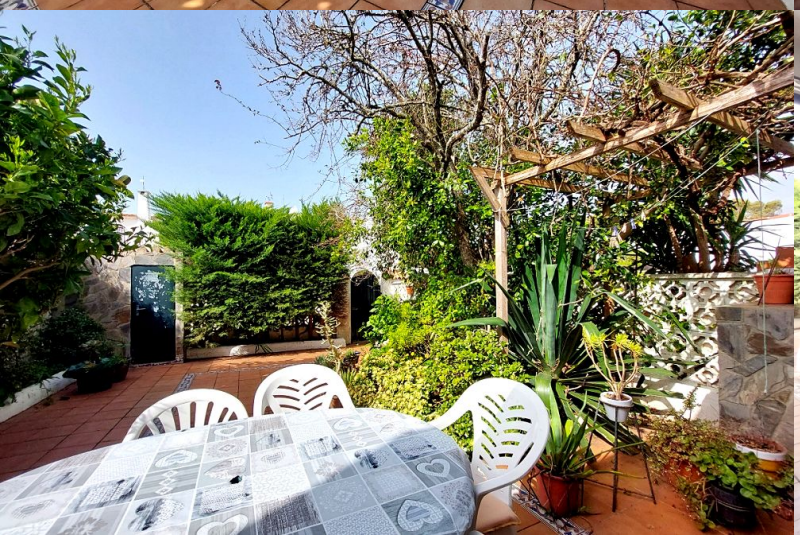
2-bed Townhouse in Chiclana de la Frontera

€ 215,000

Reference: C00929








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.