

# Casa Perez

4-bed Townhouse in Alcalá de los Gazules

€ 199,000

Reference: C00ALC898



## Details

- 4 bedrooms
- 3 bathrooms
- Plot area: 160sqm
- Constructed: 160sqm

## Nearby

- 0.5km: Numerous Restaurants
- 1km: Supermarket Dia
- 24km: Fair Play Golf and Spa Resort
- 59km: Airport Gibraltar
- 60km: Airport Jerez de la Frontera
- 57km: Playa El Palmar, Vejer Costa

Renovated traditional 4 bed, 3 bath townhouse in central location with private terraces and stunning views 45 minutes from the coast

Casa Perez is a lovely property located in the historic white village of Alcala de los Gazules. All amenities are within walking distance including a good selection of restaurants, shops, bars and supermarkets, along with the pretty plazas and traditional architecture found within its characterful narrow streets. Alcala is located on the edge of the Alcornacaes National Park which offers lots of hiking opportunities and outdoor pursuits surrounded by nature. The wonderful coast of light with its many natural beaches is less than an hours drive away.

The property itself was originally 2 houses which have been cleverly combined to create one large home. It could also be used as a home whilst providing a separate annex for guests if desired.

Tastefully presented and cared for by its current owners, the accommodation is arranged over 5 floors including the roof terraces with the main living accommodation arranged over three floors. A brief description is as follows:

There are 2 main entrances from the street. The first leads into what is currently used a large store room with stairs leading up to the central patio on the first floor giving access to the kitchen and main living area.

The 2nd entrance leads into an extensive living room. Stairs lead up to the first floor. To the left and through an arch is a cosy 2nd living room with wood-burning stove. This leads through to the good sized kitchen and dedicated indoor dining area. The kitchen comes complete with fitted units, high quality stone worktops and appliances. A door from the kitchen leads to the central patio. There is also a large double bedroom with balcony window over looking the street and a family bathroom on this floor.

From the cosy living room, stairs lead up to 2 fabulous double bedrooms. The first comes complete with vaulted beamed ceiling. A family bathroom is conveniently located next to these bedrooms. From here, stairs continue up to the first of 2 large private roof terraces offering fabulous views across the town and out over the countryside. A small utility is located at the top of the stairs with a washing machine and storage.

Returning to the central patio, a set of external stone steps lead up to the fourth double bedroom with en-suite shower room. This continues up to a good sized kitchenette with door leading to the same terrace as previously mentioned. A glaze side door from this kitchenette leads up to the upper sunny terrace and a small garden complete with lemon tree.

Total constructed area approx: 160sqm

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.

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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