

# Casa Abanico

2-bed Townhouse in Alcalá de los Gazules

€ 89,800

Reference: C00ALC931



## Details

- 2 bedrooms
- 1 bathroom
- Plot area: 87sqm
- Constructed: 75sqm

## Nearby

- 0.2km: Restaurant/Bar
- 0.5km: Swimming Pool / Bar
- 2km: Local Supermarket
- 24km: Fair Play Golf and Spa Resort
- 60km: Jerez Airport
- 57km: El Palmar, Vejer Costa

2 bed, 1 bath town house with private terrace and views in a quiet location in a historic village just 45 minutes from the coast.

Casa Abanico is a beautiful property located just on the edge of the historic village of Alcalá de los Gazules. A small selection of restaurants and bars are close-by along with the municipal swimming pool which is open from June until September, just 5 minutes walk away from the property. Whilst located just outside of the old town centre, it is possible to walk from the house in approximately 20 minutes. Alternatively, you can drive into town in less than 5 minutes.

Good road links make it easy and convenient to enjoy the Cadiz province from the glorious Alcornacales National park located next to Alcalá, to the wonderful cities of Cadiz and Jerez de la Frontera, both reachable in under an hour by car. The fabulous natural Atlantic coastline is also less than an hour's journey away. This property is ideally located for someone wishing to embrace the traditions of living in a traditional Andalusian white village next to the mountains, whilst enjoying a trip to the beach too.

The property itself is immaculately presented both inside and out. Renovated in the last 3 years, the property benefits from new flooring, electrics, and decorating throughout. The current owners also installed full hot-cold air-conditioning to ensure year-round comfort. A brief walk-through description is as follows:-

Entrance to the property is via a no-through residential street. The covered porch leads into the open plan living/dining room with feature wood-burning fireplace and air-conditioning (WiFi enabled). You can sit and enjoy the views to the countryside from the dining area. To the left is the simple country-style kitchen with units, tiled worktops, dishwasher, hob with extractor and upright fridge-freezer.

Returning to the living room, a corridor leads to the rest of the accommodation. There is a family shower room (housing the washing machine and storage cupboards) and 2 good sized double bedrooms, the larger equipped with full air-conditioning and a home office corner (with internet socket + multiple electrical sockets). The second bedroom has a pre installation for air-conditioning.

Outside to the front of the property is a lovely private sunny terrace offering space to dine outdoors whilst enjoying the view. There is a path around the property allowing easy access for maintenance etc.

Additional features include:-

Numerous options for carparking nearby the property.  
New insect blinds fitted throughout the property.  
Window shutters fitted to living room + both bedrooms.

Total constructed area approx: 75sqm  
Total plot area approx: 87sqm  
Status: Urban  
CEEE rating: E

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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