



Andaluz Homes

Leading Estate Agent Costa de la Luz

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Villa Estrella

3-bed Villa in Conil de la Frontera (Roche)

€ 490,000

Reference: C00AM807



Details

- 3 bedrooms
- 3 bathrooms
- Plot area: 1110sqm
- Constructed: 190sqm

Features

- Garage
- Near the airport
- Near the beach
- Private Pool

Nearby

- 1.5km: Playas de Roche

Fabulous 2 bedroom villa with separate 1 bedroom guest apartment set in lovely private gardens with pool in the much sought after area of Roche, Conil only 10 minutes walk from Roche Beach.

Roche is famous for its natural sandy beach and exclusivity with many independent villas set in good sized plots in among the umbrella pines. There are a few restaurants, a pharmacy and shop close-by. The residents also have the use of communal sports facilities such as tennis, basketball and football. Roche sits midway between the lovely fishing village of Conil and Chiclana, also famous for their fabulous beaches. These are within 10 minutes driving distance in either direction.

Villa Estrella is immaculately presented throughout and is perfect for anyone seeking the perfect Spanish home or holiday retreat.

Recently having a complete refurbishment and re-wiring of the main house, Villa Estrella is unique in its design offering plenty of space both indoors and out in which to enjoy the Spanish lifestyle and warm climate.

A brief description is as follows:

Entrance to the main villa into the hallway with archways into the extensive open plan living space comprising of large living room with feature fireplace complete with wood-burning stove, dining area and high-end fitted kitchen.

The luxury kitchen includes integrated appliances, 2 separate sinks, a central island with integrated hob and extractor. The island doubles up as a breakfast bar. A glass door leads from the kitchen into the utility room with storage and plumbing for appliances and a door giving access to the rear garden, terrace and pool area. There is also a WC and wash basin adjoining the kitchen.

Passing through an open archway from the main living room leads into the garden room with feature arched windows, vaulted ceiling and double patio doors out onto the covered terrace overlooking the garden, patio and private pool (approx 9m x 6m). It is possible to use the solar water heating to heat the pool if desired.

Passing through the main entrance hall you access the master bedroom with separate dressing room and fabulous luxury sunken bath, separate shower, basin and WC. This leads on to a large office which is also has separate access from the front of the property.

There is a 2nd spacious double bedroom with en-suite shower room, basin and WC.

Passing by the pool a pathway leads to the separate apartment with large open plan living area offering views over the garden and pool, fitted kitchen and breakfast bar. The apartment has a large double bedroom and en-suite shower room creating a private and comfortable space for guests to enjoy.

Stairs to the side of the property lead up onto the sunny roof terrace with views over the garden, pool and surrounding area.

The private pool sits in a sunny position. There is plenty of patio space in which to sit and soak up the sunshine. The built-in BBQ and seating area is conveniently located to the side of the covered terrace.

The garden includes a lawn area, patio and terrace decorated with a variety of flowering shrubs and trees.

To the front of the property there is a large block-paved parking area and single garage with space for a small workshop.

This lovely property also benefits from the following:

- Full hot/cold air-conditioning
- Underfloor heating in the main house
- Solar water heating potentially including the pool

Total constructed area approx: 190sqm

Total plot area approx: 1110sqm

Status: Urban

CEEE rating: "D"

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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