

Casa Cigueña

3-bed Villa in Chiclana de la Frontera

€ 399,000

Reference: C00AM851



Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 525sqm
- Constructed: 209sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 2.8km: Playa la Barossa
- 3km: Playa Costa Santi Petri

3 bed, 2 bath villa with out-buildings, private, garden and off-road parking just 5 minutes drive from La Barrosa Beach in Los Gallos

Casa Cigueña is a large villa located on a quiet street in the very popular urbanization of Los Gallos near La Barrosa Beach. Restaurants, shops and bars are all within walking distance of the property along with large supermarkets and a health centre. The lovely town of Chiclana is just 10 minutes drive away with its shopping centre and fabulous fresh local produce market.

The award winning beach of La Barrosa is less than 5 minutes drive away or a short cycle ride. The nearest beach to this property is at Sancti Petri Marina which is next to the natural park with its salt marshes and array of wildlife which can be seen and enjoyed from the private roof terrace.

The property itself is light, spacious and well presented throughout. A brief description is as follows:

Entrance via a covered terrace leads into the central hallway. To the right is the large living room which extends into the dining area with feature by window. There is a feature fireplace and full hot/cold air-conditioning.

Continuing through the hallway you arrive at the modern fitted kitchen with built-in appliances. A door leads from the kitchen to a generous sized dining room with a door leading out to the outdoor dining area and built-in BBQ.

Returning to the hallway leads onto the sleeping accommodation. The master bedroom comes complete with fitted wardrobes, air-conditioning and en-suite shower room with double vanity, shower and WC.

There are 2 further double bedrooms, both with fitted wardrobes and air-conditioning. The 2nd bathroom is a good-sized shower room with shower, basin and WC.

Outside and to the right side of the property connected to the main villa are several rooms which could be used as additional accommodation/ converted to a garage if preferred but are currently used as 3 large storage rooms.

To the rear of the property next to the BBQ area is a small store room and the laundry with WC.

To the front and side of the property is the private 'L' shaped swimming pool, a low maintenance garden and patio. A large sliding gate gives access from the main street to the parking area in front of the out-buildings to the right of the villa.

Stairs from the rear patio lead up to the private roof terrace offering views towards Sancti Petri Marina and the Marismas (Salt marshes).

Total constructed area approx: 209sqm

Total plot area approx: 525sqm

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



Andaluz Homes

Leading Estate Agent Costa de la Luz

Conil Office: (+34) 618 35 83 65

UK Calls: (+44) 02079 938 909

coast@andaluzhomes.com

<https://andaluzhomes.co.uk>

Casa Cigueña

3-bed Villa in Chiclana de la Frontera

€ 399,000

Reference: C00AM851

