

# Casa Alta

3-bed Townhouse in Alcalá de los Gazules

€ 66,500

Reference: C00AMALC886



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 54sqm
- Constructed: 119sqm

## Features

- Near the airport

## Nearby

- 62km: Airport Jerez de la Frontera
- 56km: Barbate
- 21km: Fair Play Golf and Spa Resort

Lovely 3 bed, 2 bath traditional townhouse with private roof terrace and views in pretty traditional white village 45 mins from the coast

Casa Alta is a pretty property located at the top of Alcalá de los Gazules near the Plaza Alta and historic buildings to include San Jorge church and the Roman ruins.

Due to its position, the property enjoys commanding views across the countryside from its private sunny roof terrace.

All amenities are close-by including 2 small local grocery shops and a flamenco bar/restaurant on the nearby plaza. Good road links offer easy access to the nearest beaches and beautiful cities of Cadiz and Jerez, all accessible in under an hour.

The property itself is nicely presented throughout. The ground level has been modernized by the current owner and the bathrooms and first floor bedrooms would benefit from cosmetic updating. This offers any would-be buyers the opportunity to create a space that suits their own personal needs whether as a 2nd home or permanent residence.

Simply laid out, a brief description is as follows:

entrance from the quiet no-through street leads directly into the large open-plan living/dining area and semi-open traditional Spanish style kitchen. There is a wood-burning stove and decorative arches running through the ground floor adding a traditional feel to the space. A window either side of this floor bring natural light into this large and open living space.

Also on the ground floor is the first of 2 shower rooms with basin and WC.

Stairs lead up to the first floor where you will find 3 double bedrooms located side by side and the 2nd shower room with basin and WC located at the far end. The partition walls are not structural and therefore, this floor could be reconfigured to suit any buyers personal preferences.

A door from the landing leads out onto the first of 2 private terraces. This one has 2 feature arches through which you can enjoy the views. Spiral stairs lead up to the large private sunny roof terrace from which you can enjoy wonderful views over the historic town and surrounding countryside. This is great spot to enjoy the local wildlife including birds of prey and migratory birds throughout the year.

Total constructed area approx: 119sqm

Total plot area approx: 54sqm

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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