



Andaluz Homes

Leading Estate Agent Costa de la Luz

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Casa Carmen

5-bed Villa in Vejer de la Frontera

€ 399,900

Reference: C00AMBEN030



Details

- 5 bedrooms
- 4 bathrooms
- Plot area: 1736sqm
- Constructed: 514sqm

Features

- Near the beach
- Private Pool

Extensive 5 bed, 4 bath two-story villa with private gardens and pool just 15 minutes drive from Vejer and 30 minutes from the coast

Casa Carmen is a large villa found in a small village close to Vejer de la Frontera. There are a few local shops, a pharmacy and restaurants within walking distance of the property and a regular bus route to several locations including the coast.

The property itself boasts many traditional features and offers any would-be buyer the opportunity to purchase a substantial holiday home or family residence in a quiet location. Due to its size and layout, it could potentially be run as a bed and breakfast subject to permissions and licenses. A brief description is as follows:

Entrance into the property via private gates into the beautiful landscaped gardens with large patio, lawn, flower borders stocked with native plants and the fabulous private pool which benefits from all-day sunshine.

The covered terrace to the front of the property with feature arches offers space to escape into the shade or dine outdoors.

The ground floor comprises of 3 reception rooms, the first of which is used as the main living room with feature fireplace and large arched windows to the front terrace. This is at the centre of the home and boasts double-height ceilings and open stair-case to the upper floor.

The 2nd reception room was used by the current owners for family celebrations and a formal dining area able to house a 5m long dining table. This room features doors along one side which open to the patio and gardens.

The 3rd sitting room is light and spacious. It could be used as an additional bedroom if desired.

There is a fitted kitchen with appliances and a separate pantry.

Also on the ground floor is the master bedroom with fitted wardrobes and luxury bathroom with free-standing bath, shower, double basins, bidet and WC. There is an additional family bathroom with bath, shower, twin basins, bidet and WC.

On the upper floor is a large landing providing additional space for a seating area. Doors lead out onto the spacious balcony overlooking the gardens. There are 4 double bedrooms all with fitted wardrobes and 2 family bathrooms, one with bath, separate shower, twin sinks, bidet and WC and the other is a shower room.

The laundry room is conveniently located on the first floor with storage, a sink and plumbing for domestic appliances.

Stairs lead up from the 1st floor to the roof terrace from which you can enjoy views over the garden and surrounding countryside.

Additional features:
Several storage rooms located in the garden
Good road access

Total constructed area approx: 514sqm
Total plot area approx: 1736 sqm
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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