Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Sevilla

4-bed Villa in Benalup Casas Viejas

€ 395,000

Reference: C00AMBEN032

Details

- 4 bedrooms
- 4 bathrooms
- Plot area: 837sqm
- Constructed: 172sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 2km: Golf Resort Fair Play
- 2km: Several Restaurants

Beautiful 4 bed, 4 bath villa with private pool and gardens close to golf and only 30 minutes drive from the coast

Casa Sevilla is a lovely light and spacious property located in an exclusive urbanization in the traditional village of Benalup Casas Viejas. Its convenient position means that the Fairplay health and golf resort is just a 5 minute walk from the property. The town with its amenities and pretty central plaza is a 10 minute walk whilst the beautiful local beaches in El Palmar, Conil and Barbate are only 30 minutes car journey away.

Positioned in a nice private corner plot, Casa Sevilla offers any would-be buyer a great opportunity as a holiday investment property, 2nd home or family home.

Nicely presented throughout, a brief description is as follows:

Entrance into the open plan hallway to the extensive living room with feature fireplace and large picture windows and patio doors to the covered terrace overlooking the pool and gardens. To the left is the dedicated dining area and a door through to the fitted kitchen with fitted units, marble worktops, pantry and integrated appliances. A door leads to the side of the property and the private off-road parking making it perfect for off-loading shopping.

Also from the kitchen, a door leads to the large double bedroom with en-suite shower room and patio doors to a small side terrace. This would make the perfect guest room or granny annex.

Returning to the living room, a door leads through to the master bedroom with patio doors to the pool area and super en-suite bathroom with bath, twin sinks and separate shower. The toilet is enclosed and separate to the main bathroom.

A guest closet is located by the main entrance with basin and WC.
Stairs from the entryway lead up to the first floor where 2 double bedrooms both with en-suite shower rooms are located. Both enjoy views over the pool, gardens and out across the surround countryside. One of the benefits also has its own patio windows and Juliet style balcony.

Outside the property sits in private gardens designed to be low maintenance with a small lawn, graveled area for parking and a selection of native flowering shrubs and trees.

Additional features:

Mains water and electricity
Well water for the pool and irrigation system
Air-conditioning throughout
Heating via vent from the fireplace into the master bedroom
No community fees
Storage cupboard under the stairs

Total constructed area approx: 172sqm
Total plot area approx: 837sqm
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

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

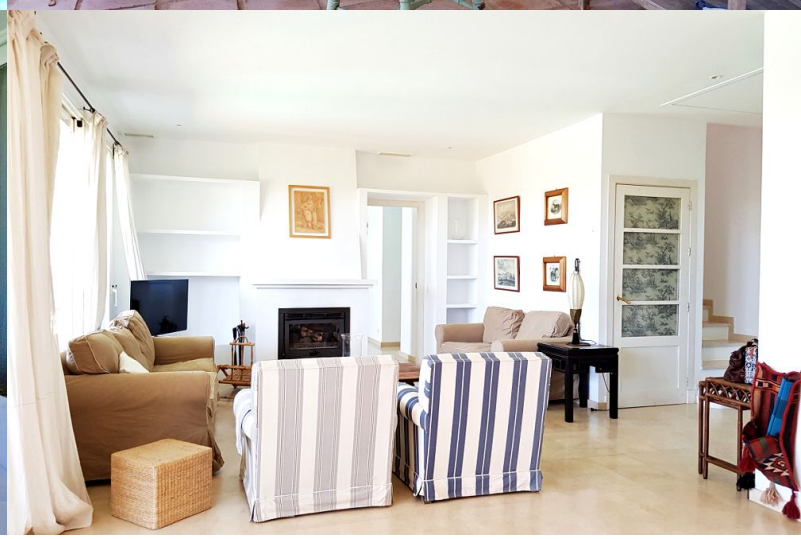
Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Casa Sevilla

4-bed Villa in Benalup Casas Viejas

€ 395,000

Reference: C00AMBEN032



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.