

# Apartment Francisco

2-bed Apartment in Cádiz

€ 300,000

Reference: C00AMCA848a



## Details

- 2 bedrooms
- 2 bathrooms
- Plot area: 100sqm
- Constructed: 94sqm

## Features

- Near the airport
- Near the beach
- Near the train station

## Nearby

- 2km: Cadiz Train station
- 0.5km: Numerous Restaurants

Beautiful 2 bed, 2 bath first floor apartment with communal roof terrace close to the sea in the stunning old historic city of Cadiz

Apartment Francisco is a nicely renovated property which is part of a large, historic townhouse or finca located close to the sea wall within the old city walls.

There are a multitude of pretty plazas, restaurants, bars and cafes within walking distance along with the botanical park and sea wall. La Caleta beach is just 15 minutes walk. The train with good links to Jerez Airport and Seville make the commute easy whether working or using the apartment as a holiday hideaway. This is just 10-15 minutes walk from the door.

Cadiz is a small city famous for its nautical links with the port, stunning architecture stretching through the centuries and culture with Flamenco hidden in the streets, museums and the theatre.

The property was recently modernized by its current owner to create the perfect lock up and leave retreat. The property still boasts some original features such as the high ceilings in the living room and kitchen, beautiful decorative tiled floors and glazed partition wooden doors. A brief description is as follows:

Entrance from the street into the central communal patio with stairs and a lift to all floors, including the communal roof terrace.

A private entrance from the first floor leads into the apartment and living room. The kitchen is accessed from the living room and comes complete with modern fitted units, worktops and appliances.

Glazed wooden doors lead through from the living room into the formal dining area. To the left is the ground floor shower room and the 2nd bedroom is towards to the back of the property.

Spiral stairs lead up to the master double bedroom with walk-in wardrobe leading through to the bathroom with bath, shower-over, basin and WC.

The property benefits from pre-installation for air-conditioning if desired and solar-assisted hot water.

The lift or stairs give access to the communal roof terrace from which you can enjoy the city views and a small sea view through the narrow side street.

Total constructed area approx: 94sqm

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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