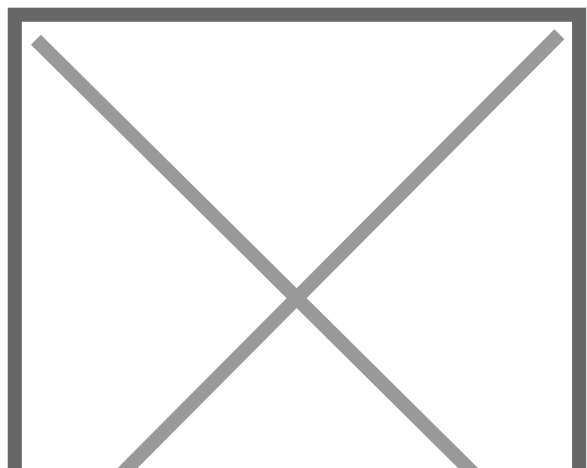


# Casa Kika

8-bed Townhouse in Jerez de la Frontera

€ 440,000

Reference:  
C00AMJER007



## Details

- 8 bedrooms
- 7 bathrooms
- Plot area: 189sqm
- Constructed: 361sqm

## Features

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

## Nearby

Large traditional patio house converted into a suite of apartments in sought after central location in the historic quarter of Jerez City.

Casa Kika is an extensive traditional patio house which is set on a quiet cobbled cul-de-sac close to the most popular plaza and famous tourist attractions found in the heart of Jerez City. Restaurants, shops, bars and bodegas are all within easy walking distance. The larger modern shopping centres are just a 5 minute drive away. Jerez has good transport links with its train station offering a direct 20 minute transfer to Jerez Airport, also to Cadiz City and Seville.

The coast is just 30 minutes drive away with sandy beaches of Sanlucar de Barrameda and Chipiona.

The property itself has been carefully renovated to retain many of its original features such as beamed ceilings, tiled floors and exposed stone walls. There are 6 apartments and a roof-top studio apartment.

A brief summary of the existing apartments is as follows:

Ground floor bedsit apartment (approx 40sqm)- open plan design to include kitchenette, bedroom, shower room with WC and air-conditioning.

Ground and first floor 1 bed apartment (approx 55sqm) - kitchen diner on the ground floor with spiral staircase to the 1st floor open plan bedroom, living area with vaulted beamed ceiling and separate shower room with WC - full air-conditioning - Balcony style traditional windows look to the front over the cobbled street

Passing through the renovated central patio, stairs lead up to the following:

First floor 1 bed studio apartment (approx 45sqm) - open plan living/dining area to fitted kitchen with vaulted beamed ceiling, double bedroom and shower room with WC - air-conditioning

First floor 2 bedroom apartment (approx 70sqm) - large open-plan living area to include living room, dining area and fitted kitchen with traditional decorative tiled backsplash. This whole area features high beamed ceilings, exposed stone walls and polished concrete floors. There is a large storeroom next to the kitchen which could be used as a pantry or dressing room. The first of 2 double bedrooms features a full length balcony window, beamed ceilings and exposed stone walls. The 2nd bedroom has a recessed stone arch and beamed ceilings. The apartment is equipped with full hot/cold air-conditioning.

From the first floor, open stairs lead up to the communal roof terrace offering views over Jerez. This is also where the small studio/apartment is located (approx 20sqm) - small kitchenette, shower room, separate closet with WC and living/sleeping area.

Returning to the ground floor leads you to the area where 2 further 1 bedroom studio apartments of approximately 40sqm each are located.

Casa Kika offers potential buyers a live-in business solution, a large family home or investment property in the world-famous city of sherry and horses.

Total constructed area approx:- 361

Total plot area approx: 189

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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