Andaluz Homes
Leading Estate Agent Costa de la Luz

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Patio Victoria

6-bed Townhouse in Medina Sidonia

€ 625,000

Reference: C00AMMS944



Details

- 6 bedrooms
- 5 bathrooms
- Plot area: 224sqm
- Constructed: 378sqm

Features

- Near the airport
- Near the beach

Nearby

- 44km: Jerez de la Frontera Airport
- 31km: Playa La Barrosa
- 18km: Fair Play Golf and Spa

Ready made walk-in rentals business or extensive family home, private terraces, roof terrace & stunning views just 30 mins drive from the coast.

Casa Victoria is a wonderful property which was originally a large bakery in the beautiful hilltop white village of Medina Sidonia.

Having been used as a boutique guesthouse, the property is comprises of a 2 bed, 2 bath patio house which is the private residence of the owners, a one bed, one bath apartment with private terrace and a 2 bed, 1 bath apartment with private terrace which is also being offered separately (Casa Ana). There is an additional double bedroom with en-suite and private roof terrace which has also been offered for holiday rentals.

This property is immaculately presented throughout and has been lovingly updated and maintained by the current owners.

The main house, 1 bed apartment and separate double bedroom share a communal entrance foyer with beautiful beamed ceiling and tiled floors.

A brief description of each part is as follows:-

The main house:-

A lovely gated archway leads down into a cool, private patio with water feature. From here you can access all parts of the ground floor property directly. Two sets of arched glazed doors lead into the extensive open-plan air-conditioned living area with beautiful arched ceilings and traditional style decorative tiled floors. There is plenty of space for dining whilst the modern fitted kitchen with Island and integrated appliances make is a very sociable space in which to entertain. A walkway leads into the snug/living room with woodburning stove. The private rear patio can be accessed via glazed doors from the living room, snug and master bedroom, which comes complete with en-suite bathroom.

The 2nd double bedroom with en-suite is accessed from the living room. Returning to the kitchen, a door gives access to storage and a utility area. From the patio you can also access the small office with hot/cold air conditioning and the large workshop/store room with beautiful stone arched ceiling and ceiling fan.

1 bed apartment:-

This apartment is accessed via stairs leading up from the entrance foyer. There is a modern fitted kitchen complete with breakfast dining area. Continuing through leads to the living room with UPVC double glazed doors opening to the private sunny patio to the rear. A large master bedroom comes complete with stylish shower room comprising of shower, vanity, basin and WC. The bedroom is complete with hot/cold air-conditioning.

Double bedroom with en-suite bathroom:-

Stairs from the entrance foyer lead up to the double bedroom with ensuite shower room. This room also benefits from hot/cold air-conditioning. From here you can access the stairs to the good size roof terrace with amazing views to the coast.

2 bed apartment: (Casa Ana C00AMMS941):-

Entering via a traditional wooden door from the street leads to the foyer with decorative tiled floors which feature through the property in various designs. To the left is the light and bright comfortable living room with feature alcoves and large traditional styled windows (UPVC and double glazed) with shutters to the street. This room comes with full hot/cold air-conditioning to ensure year-round comfort. Opposite the living room is the smaller bedroom, also with traditional style window (UPVC and double glazed) complete with shutters, decorative tiled floor and air-conditioning.

A few steps lead down to a long hallway which continues through the property. First you pass the fabulous bathroom on the left with walk-in shower, double vanity and toilet. Then comes the master bedroom with beautiful beamed ceiling, tiled floors and ceiling fan. This bedroom also has direct access to the bathroom to form an en-suite.

Turning left at the end of the hallway leads into the stylish and very modern fitted kitchen. There is plenty of space for dining too. The integrated appliances include a hob, and washing machine plus there is a free-standing fridge freezer. Full hot/cold airconditioning has been installed in this area.

A door from the kitchen (UPVC and double glazed) gives access to a private sunny terrace with space for eating or relaxing outdoors.

Total constructed area approx: 378 sqm
Total plot area approx: 224
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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