Andaluz Homes
Leading Estate Agent Costa de la Luz

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# Villa Verde

3-bed Villa in Chiclana de la Frontera

€ 365,000

Reference: C00CHIM1161



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 700sqm
- Constructed: 250sqm

## Features

- Garage
- Near the beach
- Private Pool

Villa Verde is an excellent example of a high quality golf-front villa in a lovely private urbanisation next to the Sanct Petri Hills golf course.

The property is beautifully presented throughout boasting many special features. A brief description is as follows.

Entrance into the main hallway leading to the beautifully light living/dining room with feature woodburning stove and doors out onto the large covered terrace overlooking the pool and golf course.

Modern fitted kitchen with granite worktops and integrated appliances.

2 double bedrooms and a family bathroom are also on the ground floor.

Stairs lead up to the master suite with fitted wardrobes, en-suite bathroom to include a shower, jacuzzi bath, basin and WC. There is also a private terrace overlooking the fabulous golf course, pool and gardens.

From the ground level, stairs lead down to the extensive basement measuring 120sqm which is used for parking several vehicles, storage and also has a sauna.

Outside, the property sits in private gardens mainly laid to lawn with the private pool in a south facing position with surrounding patio offering plenty of space for relaxing in the sunshine.

Property also benefits from:

Air-conditioning throughout
Doubled glazed windows and doors
Gated access to the complex
Good rental potential as an investment property

Total constructed area approx 250sqm
Total plot area approx 700sqm
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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