

# Casa Carlos

3-bed Villa in Conil de la Frontera

€ 279,000

Reference: C001A1167



## Details

- 3 bedrooms
- 3 bathrooms
- Plot area: 1209sqm
- Constructed: 110sqm

## Features

- Garage
- Near the beach
- Private Pool

## Nearby

- 9km: Playa Los Bateles Conil
- 64km: Airport Jerez de la Frontera

Beautiful 3 bed, 3 bath villa with private pool, garage and gardens just 10 minutes drive from Conil and its fabulous beaches

Casa Carlos is located in a nice rural setting just on the outskirts of Conil de la Frontera. A little shop and the bus stop are within walking distance of the property. The nearest village of El Colorado with its good selection of restaurants, bars, shops, medical centre and supermarket is less than 5 minutes drive away. Conil with its lovely beach and thriving town centre is just a little further away.

The property itself is set in a fully enclosed plot and is nicely presented throughout. A brief description is as follows:

Entrance into the villa via double glazed doors leads directly into the open plan living area with wood-burner and dedicated dining space. Windows along one side floor the space with light. An arch and additional opening give easy access to the modern fitted kitchen with solid wood units, granite worktop and appliances. The arches give the whole living space a more open plan feel and good site lines into the living room.

An internal hallway leads to the sleeping accommodation comprising of master bedroom with fitted wardrobes and en-suite bathroom, 2 further double bedrooms, one of which is currently used as a dressing room with fitted wardrobes and 2 further shower rooms.

Outside, the property sits to one side of the generous plot mainly laid to lawn. The pool is slightly elevated and is in a south-west facing position with a patio surround for sunbathing.

There is a lovely patio terrace just outside the double doors into the dining room, BBQ and pizza oven.

The garage/workshop is to the side of the property and is currently used as a large store room.

Additional features:

Off road parking directly outside the property  
Solar power (2.3kw) but mains electricity also connected  
Double glazing

Total constructed area approx: 110sqm

Total plot area approx: 1209sqm

Status: Rustic

CEEE rating: D

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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