

# Finca Verde

2-bed Villa in Chiclana de la Frontera

€ 490,000

Reference: C00IA1268



## Details

- 2 bedrooms
- 2 bathrooms
- Plot area: 18334sqm
- Constructed: 136sqm

Newly renovated countryside property, salt-water pool, stables, paddock, menage and land just 15 mins from the coast

Finca Verde is a stunning property perfectly renovated by the current owners to meet the needs of modern day living.

Located in a quiet, rural location in between Chiclana and Conil, it enjoys the peace of the countryside whilst only being 15 minutes drive from the nearest beach.

The almost 2 hectare finca is perfect for equestrian purposes or a country retreat close to the coast for someone seeking privacy and tranquility.

The stables, the saddle room and the hay storage have been recently built. The property has had a recent state of the art photo voltaic solar system with lithium batteries and 4 wells for water making it completely self-sufficient. This property is immaculately presented both inside and out. A brief walk-through description is as follows:- .

The property is accessed via its own private driveway from the road through a gate. To the right is the villa.

Entrance into the main villa is via a fully glazed door through a utility room into the stunning modern fitted kitchen with high quality fitted units and integrated appliances. Two french doors give access to the terrace for alfresco dining offering views over the salt water private pool and into the surrounding countryside. The kitchen extends into the living room with wood burner. From here a door accesses a bathroom complete with bath and shower-over and also the bedroom on the ground floor. In front of the bathroom to the right is a small storage room/ dressing room and to the left a small hallway leads to the extensive glazed dining room with views into the front garden and over the pool and terraces.

An external staircase leads up to the first floor with an independent studio apartment with kitchenette and bathroom with shower. From the roof terrace you can enjoy incredible views across the surrounding countryside and to the west for those magical sunsets.

In the rear part of the plot are the stables for two horses, the saddle room and the hay storage. The property also benefits from a purpose-built menage/arena and fenced paddock. The whole plot is fenced and enjoy a large variety of fruit trees and beautiful pine trees.

Additional features:

- New double glazed windows and doors (UPVC) from Kömmerling
- Luxury modern kitchen with high quality built in appliances
- Gas central underfloor heating
- New photo voltaic solar system with lithium battery (10,8 Kwp) -generating 5,5 Kwp of electricity and backup diesel generator
- Water softener and filter
- Internet/WiFi connection
- Log burning stove
- 4 wells, 12.000 Liter water deposit. Drinking water quality in the villa and the stables.
- Tabs all over the finca
- Hot water via solar panels

Total constructed area approx: 136sqm

Total plot area approx: 18,334 sqm

Status: Rustic

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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