

# Casa Marismas

3-bed Villa in Chiclana de la Frontera

€ 449,500

Reference: C00IA1275



## Details

- 3 bedrooms
- 2 bathrooms
- Plot area: 810sqm
- Constructed: 130sqm

## Features

- Near the beach
- Private Pool

3 bed, 2 bath villa with private pool & garden in sought after urban area within walking distance of the beach and Sancti Petri Marina

Casa Marismas is a lovely 3 bedroom, 2 bathroom villa with a private pool situated in the sought after area of La Barrosa in Chiclana. Its convenient location means that all amenities such as shops, restaurants, bars and medical facilities are close by.

The villa sits in its own pretty private gardens on a quiet street and is well presented throughout. A brief description is as follows: Entrance through a private gate into the beautiful well kept private garden with many varieties of flowering shrubs and native plants. Front entrance via a covered terrace to the villa into a small hallway. Two the left a door leads into the living/dining room with feature wood-burning fireplace and bay window with views to the front garden. The kitchen with fitted units, granite worktops, integrated oven, microwave, electric hob with extractor and space for a fridge/freezer and dishwasher. Access from the kitchen to the pool area and the terraces.

From to the entrance to the right are 3 double bedrooms. The master has built -in wardrobes and an en-suite bathroom. Bedroom 2 and 3 come complete with built-in wardrobes. There is a family bathroom with shower, bidet, basin and WC.

The good-sized terrace overlooks the 8x4m private pool with shower which is situated in a nice sunny position. There is a large terrace which extends to the lawn surrounded by pretty flower borders and shrubs.

Additional features:

Air condition (hot/cold) in all the rooms  
Alarm for the interior of the house

Total constructed area approx: 130sqm  
Total plot area approx: 810sqm  
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.



# Andaluz Homes

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