

Villa Libélula

5-bed Villa in Conil de la Frontera

€ 795,000

Reference: C00IA1293



Details

- 5 bedrooms
- 3 bathrooms
- Plot area: 1633sqm
- Constructed: 249sqm

Features

- Garage
- Near the beach
- Private Pool

Nearby

- 65km: Airport Jerez de la Frontera
- 1km: Playa Los Bateles

Villa Libélula is situated in a prime location on the edge of the center of Conil. Parque Andaluz is a well-maintained, small and exclusive urbanization. The town centre and beach are both only about 1 km away.

The property consists of 2 independent plots that currently form a single unit. The house is situated on an 807 m² plot and is accessed via a quiet no-through road within the urbanization. The adjoining plot (826 m²) has a separate entrance. A brief description as follows:

The villa is on the first plot is nicely presented throughout. A brief description is as follows:

On the ground floor is the main part of the property with a large living/dining area, 3 bedrooms, and 2 bathrooms. The master bedroom has an en-suite bathroom. Additionally, there is a kitchen with an adjoining storage room and laundry room. From here, there is access to the garage, which is currently used as storage space. In front of the house, is a carport for one car. The living room features a wood burning stove and air conditioning. Large glass doors lead from the living room to the garden and a covered terrace. A separate entrance from the street leads to a staircase that takes you to the upper floor which is an independent 2 bed apartment with bathroom, living room, and kitchen. In front of the entrance is a spacious roof terrace with views over Conil.

To the rear of the property is the second plot which is currently integrated into the villa's garden. On this plot is the pool, the pool house and sun terraces. This plot can be accessed from the other side of the property and has building rights. Approximately 210 m² can be constructed on this plot, with an additional basement level possible.

The property is for sale as a WHOLE unit; selling just the house with the plot or the plot without the house is excluded.

Total constructed area approx:

Total of 2 plots approx: 1633sqm

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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