



Andaluz Homes

Leading Estate Agent Costa de la Luz

Conil Office: (+34) 618 35 83 65

UK Calls: (+44) 02079 938 909

coast@andaluzhomes.com

<https://andaluzhomes.co.uk>

Casa Florentina

4-bed Villa in Chiclana de la Frontera

€ 239,000

Reference: C00MM04



Casa Florentina is a immaculately presented 2 storey property with separate annexe in the much sought after urbanised area of Los Gallos.

Restaurants, shops and bars are all within walking distance and the beautiful La Barrosa beach is less than a 5 minute drive away.

The property itself comprises of the following:

Entrance into hallway and into the open plan living room to dining area with feature fireplace and full hot/cold air-conditioning. The living room also has vaulted beamed ceilings to double height.

The fitted kitchen has solid wood units, integrated appliances and granite worktops. A door from the kitchen leads outside to the side of the property and gardens. Also on the ground floor is the first of 2 large double bedrooms and family bathroom.

Stairs lead up to the first floor and the good sized mezzanine which could be used as either a large study or 2nd living room. There is a large double bedroom with vaulted beamed ceiling, 3rd bedroom and family bathroom also on this floor.

Outside there is a wrap-around covered terrace, part of which is glazed to create a lovely additional dining room.

The property sits in large enclosed gardens mainly laid to lawn with several native trees, flowering shrubs and fruit trees.

The separate annexe is located in the garden and comprises of living room with kitchenette, double bedroom and shower room. There is also a further large store room located next to the annexe.

Additional benefits:
Double glazing throughout
Paved parking area and double carport

Total constructed area approx main house 148sqm
Total constructed area annexe: 115sqm
Status: Urban
CEEE rating: TBC

Details

- 4 bedrooms
- 3 bathrooms
- Plot area: 1000sqm
- Constructed: 263sqm

Features

- Garage
- Near the beach