Andaluz Homes
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Patio Maripaz

3-bed Townhouse in Medina Sidonia

€ 545,000

Reference: C00MS908



Details

- 3 bedrooms
- 3 bathrooms
- Plot area: 218sqm
- Constructed: 276sqm

Features

- Near the airport
- Near the beach

Nearby

- 45km: Jerez de la Frontera
- 31km: Playa La Barrosa
- 19km: Fair Play Golf and Spa

Stunning & unique renovated historic patio house, 3 en-suite bedrooms, private patios and roof terrace with views to the coast

Patio Maripaz is a first class example of a professional and sensitive restoration largely due to the current owners level of personal care and meticulous attention to detail. This property has a character and quality all of its own which resonates through the whole space.

This beautiful home is centrally located in the old quarter of Medina Sidonia close to the pretty central plaza and historic buildings woven in among its cobbled streets. There is a good selection of local restaurants, shops and bars with the added bonus of only being 30 minutes drive from the beautiful beaches in Chiclana and Conil.

Good road links make it easy to visit all the best attractions this area has to offer including the cities of Cadiz, Jerez and the beautiful Sierra de Grazalema. There are several quality courses for those who enjoy a good round of golf too.

Patio Maripaz offers any would-be buyer the chance to own a beautiful home or holiday retreat. It has been perfectly designed to make the most of the temperate climate here seamlessly embracing and balancing the needs of indoor and outdoor living.

A viewing in person is strongly recommended to really experience this beauty and ambiance of this family home however, a brief description is as follows:

Entrance from the cobbled street into a private foyer with beamed ceiling and contemporary style glass doors which lead into the private central patio courtyard. This are lends itself to be the perfect outdoor living room with a quiet and intimate ambiance aided by the custom-built Moroccan style water feature and mood lighting.

All of the indoor living spaces are arranged mainly on 2 floors around the patio which is the heart of the home.

Double wooden shutter doors lead to the left into the formal living room with beamed ceiling, traditional windows and feature fireplace complete with wood-burning stove. An internal hallways offers a route through to the large open-plan living area also on the ground floor. This space has 2 full length feature glass windows looking into the patio which floor the room with light. It offers the perfect space for an office or small library.

Passing through you enter the extensive open-plan living area which has been cleverly designed to feel open but also has defined spaces with specific purpose in mind. The first area is the 2nd informal living room or snug with feature fireplace. This opens up into the formal dining area and open-plan kitchen. Double wooden doors give direct access to the central patio.

The modern fitted kitchen comes with fitted units, quality stone worktops and integrated appliances to include oven, hob, extractor, dishwasher and microwave. There is a separate pantry access from the kitchen which also leads to a small guest closet with basin and WC.

This whole area also features the beautiful solid-wood beamed ceilings which adorn every room in the house. There are also traditional stone arched windows and tiled floors. A door leads out from the kitchen to the rear private terrace with built-in seating area, the perfect space for a BBQ and dining outdoors.

Returning to the patio, stone stairs lead up through a beautiful archway to the first floor internal hallway. To the left is the master suite with double height vaulted beamed ceilings and en-suite bathroom with double glass shower, basin and WC. Double wooden doors open to the upper outdoor walkway which offers lovely views of the patio below and also links with the first of 2 guest suites.

Returning to the first floor internal hallway and to the right of the stairs are 2 extensive guest suites. The first has access to the upper walkway and comes complete with beamed ceilings and an en-suite shower room. The 2nd enjoys beautiful views across the old town, has beamed ceilings and an en-suite bathroom with bath, shower-over, basin and WC.

Stairs from the internal hallway lead up to the utility room with washing machine and also offers storage for terrace furniture. From here you access the good sized roof terrace offering fabulous views across the old town and to the coast. There is plenty of space on this private terrace to sunbath or enjoy a drink whilst admiring the breathtaking sunset.

Additional features:
Double glazed windows/doors
Solar assisted water heating

Total constructed area approx: 300sqm
Total plot area approx: 180sqm
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.

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
Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365
coast@andaluzhomes.com
https://andaluzhomes.co.uk

Patio Maripaz

3-bed Townhouse in Medina Sidonia

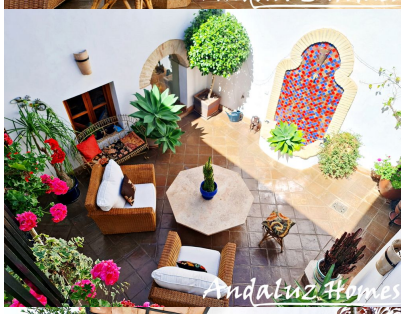
€ 545,000

Reference: C00MS908













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.