Andaluz Homes
Leading Estate Agent Costa de la Luz

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Patio del Teatro

4-bed Townhouse in Vejer de la Frontera

€ 649,995

Reference: C00VEJ844



Details

- 4 bedrooms
- 4 bathrooms
- Plot area: 290sqm
- Constructed: 290sqm

Features

- Near the airport
- Near the beach

Unique 4 bed, 4 bath restored patio house, private roof terrace & sea views in the historic village of Vejer 15 mins from the coast

Patio del Teatro is a beautiful property centrally located within the historic quarter of the stunning white village of Vejer de la Frontera.

The pretty cobbled streets are full of character and reflect the changing face of the town over the centuries with a mix of traditional Andalusian architecture with a Moorish influence in its arched walkways and castle walls. Vejer has a thriving gastronomic offering of diverse restaurants and boutique shops whilst the medical facilities and general amenities are close-by in the new town.j

The property itself boasts style, character and charm in the style in which it has been restored preserving many of the original features whilst including welcome additions making the most over every space. A brief walk-through description is as follows.

Entrance from the little street leads into the large covered porch with stone floors and solid-wood beamed ceiling. To the left is the study and through into the country-style kitchen with custom made units, double stone sink, open shelving and appliances. The original arched fireplace with bread-oven has been repurposed as an ideal space for cooking to include the hob and work surface. Original features include beamed ceilings, exposed stone walls and beautiful shutters on the window. Decorative tiled floors tie it all together beautifully. A stone archway leads into the cave bodega with curved stone ceiling.

A door leads through to the extensive formal dining area with wooden glazed double doors out into the central patio. There is a dedicated seating area underneath the stairs offering the perfect place to enjoy dining outdoors or an aperitif.

Returning to the entrance porch and to the right leads into a room with exposed stone walls, pretty original alcoves - this could be used as a formal cloak room, utility or library, the choice is yours! A step down leads to what could be a 5th bedroom currently used as a utility area. A door leads through to a shower room with feature corner shower, stone basin and WC. The bathroom is a Jack and Jill style which operates as an en-suite to the 4th double bedroom located on the ground floor level. This bedroom has direct access to the central patio and feature wooden beams.

Stairs leads up from the patio to the first floor covered hallway. To the right up a small step and through a stone archway is the formal, cosy living room also with feature beamed ceiling and windows with wooden shutters. The first of 2 double bedrooms is also accessed from this hallway. It comes complete with balcony window and en-suite shower room. The 2nd bedroom on this floor is accessed via the covered Tudor-style walkway which overlooks the central patio. This large bedroom also comes complete with an en-suite shower room with stone sink and WC.

Returning to the first floor hallway, stairs lead up to the private roof terrace and final Double bedroom with vaulted beamed ceiling, pretty windows with shutters and en-suite shower room.

The U-shaped terrace (approx 8'sqm) is on 2 levels and offers plenty of space for sunbathing, outdoor dining or simply a chance to sit and take in to views over the town and towards the coast and the bay at Barbate. On a clear day, you can see the coast of Africa.

This property has unique features throughout such as stone motifs in the walls, flagstone patio and decorative tiles. It is immaculately presented and well maintained by the current owner and offers any would-be buyer a wonderful place in which to enjoy the Spanish lifestyle surrounded by its history.

Total constructed area approx:290sqm
Total living area approx: 240sqm
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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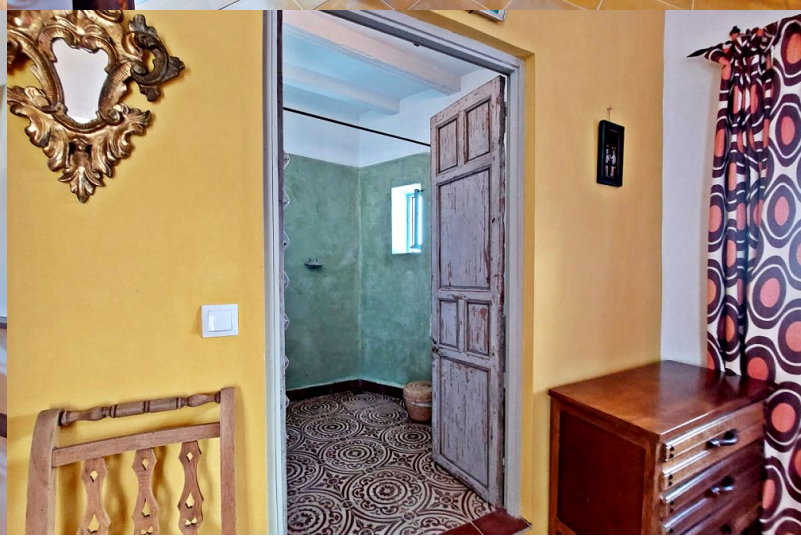
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