



Andaluz Homes

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Patio Amanecer

6-bed Townhouse in Medina Sidonia

€ 550,000

Reference: MS465



Details

- 6 bedrooms
- 5 bathrooms
- Plot area: 201sqm
- Constructed: 402sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 0.5km: Numerous bars & Restaurants

Incredible historic 6 bed, 5 bath patio house with private swimming pool, roof terrace & panoramic views just 30 minutes drive away from the coast.

Patio Amanecer is a wonderful traditional patio house located on a quiet street in the heart of the historic hill top village of Medina Sidonia. Decorated with pretty plazas, a variety of shops, restaurants and amenities, Medina Sidonia was once a capital city due to its strategic military position with panoramic views across the region and along the coastline to Cadiz.

This stunning property has been fully restored by its current owners to the highest standard with every detail carefully planned and executed with great care and attention throughout. Original features have been brought back to life including stone columns, beautiful arched walkways, beamed ceilings and doors complete with wooden shutters. History lies within its walls with a secret set of small caves which would make the perfect wine store or bodega.

Arranged around the central patio over 3 floors including the impressive private roof terrace, the property offers any would-be buyer the chance to purchase a unique family home or investment property as a boutique holiday home. A brief walk through description is as follows:-

Entrance from the cobbled street into the covered porch and door solid wooden door into the central quiet courtyard decorated with marble floors, beamed open-arched walkways and pretty planters. This area makes the perfect outdoor living area especially during the summer season offering a private, cool and protected spot to sit and enjoy an iced coffee perhaps.

On the ground level is the beautiful living room with fireplace and beamed ceilings. On the opposite side of the central courtyard is the formal dining room with beamed ceilings and space for a large dining table and chairs.

The modern fitted kitchen with granite worktops and appliances is located next to the dining room along with a useful utility room for storage.

Also on the ground floor is a large double bedroom which has sufficient space for an additional single bed if desired. This also benefits from the beautiful beamed ceilings and opens directly into the central patio. A door connects this bedroom to a 2nd bedroom with arched alcoves and a door also opening to the central patio. The double bedroom benefits from a good sized en-suite bath room with bath over bath shower, basin and WC. A separate closet with basin and WC is next to the patio.

Marble stairs lead up to the first floor where there are 4 double bedrooms each with fitted wardrobes and en-suite bathroom.

All bedrooms come complete with ceiling fans.

The open walkway on the first floor opens to the fabulous sunny sunken patio with views up to the historic church and down over the central patio. A few stairs lead up to the private 7x3m pool set in a sunny position with decked surround.

Returning to the main stairs, you continue up to the utility room with storage and the washing machine. A door gives access to the incredible roof terrace with plenty of space for several sunbeds and a dining table and chairs, the perfect place to soak in the panoramic views all the way to the coast and enjoy a sun downer as the sun sets.

Total constructed area approx: 402sqm
Total plot area approx: 201sqm
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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