

# Casa Panoramica

4-bed Townhouse in Medina Sidonia

€ 279,995

Reference: MS481



## Details

- 4 bedrooms
- 2 bathrooms
- Plot area: 117sqm
- Constructed: 170sqm

## Features

- Garage
- Near the airport
- Near the beach

## Nearby

- 0.5km: Several Restaurants
- 2km: Supermarket Mercadona

Fabulous 4 bed, 2 bath historic townhouse with private terraces and panoramic views within 30 minutes drive from the coast

Casa Panoramica is a well preserved, traditional townhouse located on the edge of the historic centre of Medina Sidonia. Restaurants, shops, bars and pretty plazas are all within walking a short distance from the property along with the many local attractions such as the church, castle ruins and museum. Medina Sidonia has excellent main road links making the historic cities of Cadiz and Jerez de la frontera easily accessible in under an hour whilst the nearest beaches in Chiclana de la Frontera and Conil de la frontera are just a 30 minutes drive away.

The property itself is located on a quiet, cobbled street. Nicely presented throughout, a brief description is as follows:-

The main entrance leads into a hallway with feature floor tiles. To the left is access to the spacious living room and to the right a generous sized dining room. An open arch from the dining room leads into a second hallway giving access to the kitchen complete with ample fitted units and appliances which include oven, hob, dishwasher and a fridge freezer. There is also space for a breakfast table. A separate pantry provides good storage space and also serves as a small utility.

The hallway continues giving access to the ground floor bathroom with luxurious roll-top bath, ornate taps with hand shower attachment, basin and WC. The hallway also provides access to the "secret store room" cleverly concealed behind a large bookcase.

A door from the hallway gives access to the quiet, private ground floor courtyard complete with decorative floor tiles. It offers a shady place in which to relax or perhaps, eat outdoors.

Stairs lead up to the first floor and to the 4 good-sized double bedrooms, each equipped with electric heaters. There is a family bathroom with bath, shower-over, basin and WC.

A glazed door leads out to the first floor private patio terrace decorated with pretty floor tiles. Stairs lead up to the large roof terrace which boasts stunning 360 degree views across the historic town, to the coast and over the surrounding countryside due to its enviable, elevated position. There is also an additional roof terrace (above the garage) which has the potential of being converted into a swimming pool/jaquuzzi/terrace bar.

The property also comes with the added benefit of having a private garage adjacent to the property with space to park 1 vehicle plus providing additional storage space if required.

Total constructed area approx: 170sqm

Total plot area approx: 117sqm

Status: Urban

CEEE rating: TBC

Rental Licencing: Yes

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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