



Andaluz Homes

Leading Estate Agent Costa de la Luz

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

Casa Almendra

4-bed Villa in Chiclana de la Frontera

€ 137,500

Reference: C00744



Details

- 4 bedrooms
- 2 bathrooms
- Plot area: 912sqm
- Constructed: 115sqm

Features

- Near the beach
- Private Pool

Nearby

- 45km: Airport Jerez de la Frontera
- 11km: Playa La Barrosa
- 5km: Numerous Supermarkets

Charming 4 bed, 2 bath villa with private pool and large gardens in quiet location only 15 minutes drive from Chiclana Town and beaches

Casa Almendra is a lovely property set in good sized gardens in an area near Pinar de los Franceses. Restaurants shops and bars are all close-by and the thriving town of Chiclana and the beautiful La Barrosa beach is a short drive away.

The property itself is nicely presented with a little cosmetic updating needed but boasts traditional features such as arched covered terraces and arched internal doorway. A brief description is as following:

Entrance via one of the 2 large covered terraces overlooking the pool and gardens into the living room with feature corner open fireplace and small dining area.

The kitchen is through from the dining area and has a door giving access to the rear patio and open-air utility space with sink and washing machine.

From the living room, an arch leads through to the sleeping accommodation which comprises of master bedroom with fitted wardrobes and en-suite shower room with double shower, bidet, basin and WC. There are 3 further double bedrooms, one with fitted wardrobes and a family bathroom with bath, shower-over, basin and WC.

Outside the property sits towards the back of the plot to allow full enjoyment of the south-facing gardens, large private pool and built-in BBQ. Stairs at the back of the property lead up to the roof terrace offering views over the surrounding countryside and towards Cadiz.

There is a large store room/garage and a driveway providing off-road parking for several vehicles.

Total constructed area approx: 115sqm

Total plot area approx: 912sqm

Status: Urban -unconsolidated (SU/NC)

CEEE rating: E



Andaluz Homes

Leading Estate Agent Costa de la Luz

Conil Office: +34 618 358 365

coast@andaluzhomes.com

<https://andaluzhomes.co.uk>

Casa Almendra

4-bed Villa in Chiclana de la Frontera

€ 137,500

Reference: C00744



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.