



Andaluz Homes

Leading Estate Agent Costa de la Luz

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Villa Luz

4-bed Villa in Conil de la Frontera

€ 999,995

Reference: C00828



Details

- 4 bedrooms
- 3 bathrooms
- Plot area: 1066sqm
- Constructed: 350sqm

Features

- Near the airport
- Near the beach
- Private Pool

Nearby

- 0.5km: Playa Fuente del Gallo
- 0.5km: Restaurant El Marinero

Luxurious modern 4 bed, 3 bath villa with private gardens swimming pool and off-road parking just 5 minutes walk from Fuente del Gallo beach

Villa Luz is a stunning property located in the much sought after urbanization of Fuente del Gallo, Conil de la Frontera. The beautiful beach, restaurants and beach bars are just a short walk away. Conil town with its large selection of restaurants, shops and bars is less than 5 minutes drive from the house.

This extensive property has been completely renovated and remodelled by the current owners. They have successfully created a fabulous Spanish escape flooded with light and decorated using only the highest quality fixtures and fittings using a neutral palette to suit all tastes. Their acute attention to detail is evident throughout the house and extends into the outdoor spaces to make sure that every part of the Spanish lifestyle can be enjoyed to its fullest.

Immaculately presented, a brief walk-through description is as follows:-

Entry into the villa is via a large covered porch into the entrance hall. To the right a door leads through to the modern fitted kitchen with integrated appliances and space for a breakfast table and chairs. Continuing through the kitchen leads into the first of two large living rooms. This room benefits from patio doors running along one side giving easy access to the upper terrace overlooking the pool and gardens. A door from this living room gives access to the side terrace and gardens.

A hallway recess gives access to the master bedroom completed with floor to ceiling fitted wardrobes and patio doors into the garden. The en-suite bathroom with marble effect tiles, walk-in shower, double vanity and WC is next to the master bedroom. There is also a useful utility room offering storage for cleaning equipment and linen.

Returning through the kitchen to the main entry hallway and to the right leads into the 2nd living room and on through to the next double bedroom with floor to ceiling fitted wardrobes and patio doors leading to the upper terrace overlooking the pool. The en-suite bathroom is next to the bedroom and comes complete with marble effect tiles, walk-in shower, basin and WC. This bathroom can also be accessed from the small hallway leading from the 2nd living room making it convenient for guests to use when visiting.

From the entrance hall, there are 2 further double bedrooms, both with floor to ceiling fitted wardrobes. These share a family shower room with walk-in shower, basin and WC. There is also a small closet next to the entrance door with basin and WC.

Moving outside through the door from the main entrance hall, you access the upper extensive covered terrace offering plenty of space to enjoy the views over the pool and gardens. This terrace offers some welcome shade from the hot summer sunshine and a place to enjoy dining outdoors. It is also the best place from which to enjoy the sunset views whilst listening to the ocean.

The property faces south-west to the front with the private swimming pool benefiting from all day sunshine. The landscaped gardens are decorated with a variety of native flowering shrubs and palm trees. The landscaping is designed to make the most of the sloping plot with terraced walled gardens and gentle sloped paths which make it easy to move from one level to the next.

The property also benefits from a lower level basement room which houses all the technical machinery for the property and provides ample storage and utility with domestic appliances.

- Additional features:-
- Solar water heating system
 - Automatic garden irrigation system
 - Full hot/cold air-conditioning throughout
 - Combined underfloor/radiator heating with independent thermostatic controls.
 - Double glazed windows and doors
 - Electrically operated security shutters on all windows

Total constructed area approximately: 350sqm
Total plot area approximately: 1066sqm
Status: Urban
CEEE rating: C

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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