



Andaluz Homes

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Patio Azul

6-bed Townhouse in Medina Sidonia

€ 410,000

Reference: MS474



Details

- 6 bedrooms
- 5 bathrooms
- Plot area: 180sqm
- Constructed: 378sqm

Features

- Near the airport
- Near the beach

Nearby

- 0.5km: Several Restaurants
- 0.5km: Supermarket Mercadona
- 19km: Fair Play Golf Resort

Stunning property totalling 6 bedrooms, 5 bathrooms, private patios and roof terrace with coastal views, only 30 mins from the coast

Patio Azul is a fabulous property which has been recently updated to create a fabulous large family home and/or live-in investment property offering guest accommodation if preferred.

Ideally located central to the old town of Medina Sidonia, this property is unique in design, is tastefully decorated and has been completed to a high standard throughout.

Medina Sidonia is a beautiful traditional white village with cobbled streets, historic buildings such as Roman ruins, the castle and beautiful church. All amenities are within walking distance of the property. Good road links give easy access to major cities such as Cadiz, Jerez and Seville whilst the beautiful coast and beaches are just 30 minutes drive away.

Although the property is one building, it has been designed to provide private separate space briefly as follows:-

- A two bedroom, two bathroom patio house
- A one bedroom, one bathroom apartment
- A two bedroom, one bathroom apartment
- A one bedroom with en-suite small let which could also form part of the main 2 bedroom house to be a guest suite if preferred.

Each apartment has its own private patio/outside dining space.

The property also has a separate office, utility room, pantry, gym and large workshop. The Stone archway into the patio also has iron gates should you choose to close it off for privacy if renting out any of the additional accommodation.

A walk-through description of each part is as follows starting with the main house:

Entrance from the street leads into the covered entrance hallway. A beautiful original stone arch leads through into the private central patio with water feature and pretty planters decorated with native flowering shrubs such as bougainvillea and plumbago.

Double glazed arched doors lead into the fabulous open-plan living area with glazed arched windows on each side flooding the space with light. This is the formal dining area and a less formal sitting room open to the fantastic modern fitted kitchen. This comes complete with central island, integrated appliances and feature lighting. An open archway leads through to the formal living room. Double glazed doors lead out into the 2nd private patio providing an ideal space for dining outdoors. Double glazed doors also access this patio from the open plan living area.

There are 2 good sized double bedrooms, each with en-suite shower rooms. One also has direct access to the rear patio.

The first of the guest apartments is also access via steps up from the entrance hallway. The main door opens into the modern kitchen diner with fitted units, decorative tiled back splash and integrated appliances. Continuing through the kitchen leads into the lovely, light living room with a door giving access to the rear private patio area. From the kitchen a door leads to the left into the extensive double bedroom with en-suite shower room.

The 2nd apartment has its own private access directly from the street. This leads into a entrance hall. To the left is the lovely living room with feature windows with shutters. To the right of the hallway is the 2nd bedroom also benefiting from the same style windows with shutters. Continuing down a couple of steps into the internal hallway, the modern fitted bathroom with bath, shower, basin and WC is to the left followed by the 2nd double bedroom. To the rear of the property is the kitchen diner with fitted units, appliances and a door leading out to the private patio.

The 3rd bedroom to the main patio house or a guest bedroom is accessed via stairs next to this apartment and a private doorway. This double bedroom benefits from air-conditioning and a lovely en-suite shower room. A door leads to the stairs up to the wonderful roof terrace offering amazing views over the old town and out towards the coast.

Total constructed area approx:- 358.42m2
Total plot area approx: 180m2
Status: Urban
CEEE rating: D
VTR: Rental Licence

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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