

## 3 soveværelse Villa til salg i Conil de la Frontera, Cádiz

**520.000€**



Fabulous 3 bed, 2 bath villa in large private gardens with pool in much sought after area of Roche within walking distance of the beach . The stunning beach of Roche is a five minute stroll away. The villa is surrounded by a garden, mainly laid to lawn, and has a private swimming pool.

Villa Mercia is modern and contemporary in its design. It has a wonderfully light and airy open plan living/dining room with wall to ceiling french doors opening out to the terrace and pool, a modern fitted kitchen with integrated appliances, 2 ground floor bedrooms with a stylish shower room and a master bedroom with en-suite shower room on the first floor. In addition to the 8 x 4m pool, there is a large terrace with a brick built BBQ making this the perfect place to dine 'al fresco' style or simply sit back and relax by the pool having had a busy day at the beach.



This property also benefits from air-conditioning and double glazed windows.



Total constructed area approx: 150sqm


Total plot area approx: 700sqm

Status: Urban

Ceee rating: TBC

 3 soveværelser  
 700m<sup>2</sup> Grundstørrelse

 2 badeværelser  
 Svømmepøl

 150m<sup>2</sup> Byg størrelse