



## 4 bedroom Villa for sale in Chiclana de la Frontera, Cádiz

499,995€



Outstanding 4 bedroom, 3 bathroom, 3 reception room independent villa with large private pool, extensive pretty grounds next to golf only 15 minutes drive from the nearest beach.



Villa Paz is a beautifully light and spacious villa set in private grounds in the much sought after urbanisation of San Andres near Campano Golf and clubhouse. A good selection of shops, restaurants and bars are close-by in El Colorado and the fabulous beaches of Conil, Roche and La Barossa in Chiclana are less than 15 minutes drive away.



The villa itself is immaculately presented and offers plenty of space as a large family home or shared holiday retreat. A brief description is as follows:

Entrance through private electronic gates into the driveway and pretty front gardens leading to the door into the entrance hall with cloakroom to include a basin and WC. The hallway opens into the beautiful separate dining room. To the right you will find the fabulous main living room with feature wood burning fireplace and patio doors opening to the covered terrace, gardens and pool.

Also leading off from the dining room is the door to the large fitted kitchen with plenty of cupboard space, integrated appliances to include hob, extractor over, oven, fridge freezer and dishwasher. A door leads out to the side of the property to the gardens and separate utility room with plumbing for domestic appliances and built-in storage.

Moving from the dining room through large glazed doors into the 2nd sitting room which is currently used as a private library. Patio doors lead out to the covered terrace, gardens and pool area.

 4 bedrooms  
 3,036m<sup>2</sup> Plot size

 3 bathrooms  
 Swimming Pool

 416m<sup>2</sup> Build size