

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

900,000€



Large 3 bedroom, 2 bathroom villa in much sought after location with private pool and large gardens only 15 minutes walk from the beach

Villa Hansel is a unique property offering lots of living space both indoors and outdoors. It is in the much sought after area of La Barrosa in an exclusive urban area close to restaurants, shops and bars but most importantly, within easy walking distance of La Barrosa Beach.

Entrance into the property is via private gates and a tarmac driveway leads up to the main house. There is a separate double garage with workshop and large first floor attic room previously used as a dance studio.

Entrance into the main house leads into the double vaulted hallway with curved staircase leading to the first floor. There is a good sized living room with feature fireplace and a separate spacious formal dining room. The kitchen comes complete with fitted units, granite worktops and space for a breakfast table and chairs. A door leads out from the kitchen to the rear gardens.


There are 3 double bedrooms on the first floor and 2 fitted bathrooms.

Outside the property sits in a very generous plot mainly laid to lawn with native trees and flowering shrubs. There is a large covered terrace to one side of the property, a private pool with water feature and a separate purpose built BBQ and Bar with additional storage.

Total constructed area approx: 350sqm

 3 bedrooms

 2 bathrooms

 350m<sup>2</sup> Build size

 2,262m<sup>2</sup> Plot size

 Swimming Pool