

## 3 sovrum Villa till salu 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** sovrum

♣ 700m² Tomtstorlek

🚡 2 badrum

Simbassäng

★ 150m² Bygg storlek