

villa for sale Chiclana De La Frontera, Bahía De Cádiz



In the area of La Rana Verde, a peaceful and well-connected setting, you will find this property set on a 935 m2 plot SEGREGATED and 380m2 registered in the land registered.~~The house offers 280 m2 of built space distributed over two floors that make excellent use of each area.~On the ground floor, the living-dining room stands out for its spaciousness and brightness, and it also features a fireplace that adds warmth during the colder months. The generously sized kitchen is designed to be truly lived in: to cook, gather and enjoy daily life. It connects directly to a glazed porch that allows you to enjoy the outdoors almost all year round.~This floor also includes a pantry, a bedroom with a built-in wardrobe, and a full bathroom equipped with both a bathtub and a shower tray.~~The main entrance leads to an additional porch, this time open, but easily closable thanks to its awnings. It is a highly versatile space, perfect for year-round use, as it also has a butane heater that makes it enjoyable even in winter.~~Upstairs, there is an open area ideal as a reading nook, study or relaxation space. There are also two spacious bedrooms, each with its own walk-in wardrobe, providing comfort and everyday organisation. A full bathroom serves this floor.~~The home stands out for its natural light, the generous size of each room, and the overall feeling of solidity. Outside, in addition to the pool and the barbecue area with pergola, several fruit trees bring life and shade to the garden.~There is also a closed garage with capacity for two cars, as well as an additional covered space for two more vehicles. An exterior storage room—ideal for garden equipment—and an independent laundry room with a toilet complete the outdoor features, making daily life easier, especially for those who enjoy outdoor living.~~The property is also equipped with 12 solar panels, improving energy efficiency and significantly reducing electricity consumption.~~All square metres are correctly registered, offering complete peace of mind.~~A home with its own personality in La Rana Verde, designed for those seeking space, high-quality construction, natural light and areas that can be enjoyed both inside and out.~From the outside, it is clear that this is not just another construction: beneath its foundations, nearly one metre of concrete has been laid, providing exceptional stability and an uncommon sense of solidity from the very first glance. The stone façade reinforces its character and presence without excess.~~In accordance with Decree 218/2005 of the Andalusian Regional Government, the client is informed that notary fees, registration, taxes, agency fees and other expenses inherent to the sale are not included in the price.

Spanishstate id: **6326785**
reference:: **384**
close to/ located: **Chiclana De La Frontera**
region: **Bahía De Cádiz**
property type: **villa**
rooms: **3**
property surface: **370 m2**
surface plot: **934 m2**
price: **€ 427.000**

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