

## villa for sale Chiclana De La Frontera, Bahía De Cádiz



Located in the Pago Melilla area, only 3 km from the beach, we present this villa set on rustic land with a feature that is becoming increasingly difficult to find: a SEGREGATED PLOT. It offers a 700 m2 plot and 100 m2 of registered built area, and it is mortgageable, providing both security and financial viability.~~A strategic location that allows you to enjoy peace and quiet without giving up proximity to the sea, supermarkets, restaurants and main road connections.~~~ Mornings with natural light streaming through the glazed porch.~~ Afternoons by the pool and barbecue.~~ Quiet evenings, no noise, no rush.~~This property has clearly been designed for those who truly value outdoor living.~~The plot offers space, privacy and multiple areas to enjoy as a family. There is parking for three cars within the property, a spacious garden, a pergola with an outdoor dining area ideal for long al fresco meals, a private swimming pool for the warmer months and a barbecue area for gatherings with friends.~~In addition, there are two storage rooms, keeping everything organised for both maintenance and leisure.~~A home designed to be enjoyed all year round, not just in summer.~~Inside, the house is bright and practical. ~ Spacious glazed porch serving as a second living area.~ Generous lounge with fireplace.~ Fully equipped independent kitchen.~ Two large double bedrooms, both with fitted wardrobes and en suite bathrooms.~ Separate storage room.~~A comfortable layout designed for everyday living.~Ideal both as a permanent residence or as a second home.~~Extras:~The property combines comfort and efficiency, featuring photovoltaic solar panels to reduce energy consumption, private well water, mains electricity and a septic tank.~~There are places where holidays last only a few weeks... and others where that feeling becomes part of everyday life.~~Chiclana de la Frontera is one of them. Its mild yearround climate, relaxed familyfriendly lifestyle and miles of golden sand such as the spectacular Playa de La Barrosa have made this area one of the most soughtafter destinations for both national and international buyers looking for space, light and quality of life.~~A home to create memories in, not just to live in. Contact us and come and see it for yourself.~~Fees, costs and taxes related to the purchase and/or financing of the property are not included in the sale price. As a consumer, you are entitled to receive the relevant information and documentation, as applicable, in accordance with the provisions of Decree 218/05 of 11 October, which regulates Consumer Information in the purchase, sale and rental of property in Andalusia. This information is valid for a period of 15 days. Furniture included in the price.~~Costaluz Estates – we are not just an estate agency.~We are an estate agency combined with a law firm.

## property details

Spanishstate id: **6376248**  
reference:: **413**  
close to/ located: **Chiclana De La Frontera**  
region: **Bahía De Cádiz**  
property type: **villa**  
rooms: **3**  
property surface: **168 m2**  
surface plot: **700 m2**  
price: **€ 315.000**

## contact

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