

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



A unique property is presented in the Pago del Humo area, ideal for those seeking privacy, comfort, and a distinctive lifestyle in a quiet and wellconnected environment.~~The villa is set on a Segregated 615 m2 plot and has a built area of 165 m2. The property is in perfect condition and ready to move into, with no renovations required.~~The main house features two bedrooms, one bathroom, a spacious kitchen with dining area, and a cozy living room with fireplace. It also includes a charming enclosed glass patio that provides additional light and versatility.~~The property is sold fully furnished with highquality furniture, including premium leather pieces of American origin, adding a distinctive and elegant touch.~~Outside, the property offers several additional spaces that significantly enhance its value:~~Fully equipped storage room with tools~Covered parking area~Leisure room with billiards, various games, and a bar~Independent guest apartment with sleeping area and a full bathroom~~One of the key highlights is the heated indoor pool, allowing for yearround use.~~The property benefits from well water supply, mains electricity, and a septic tank system. Access is easy via a paved road leading directly to the house.~~This is a rare opportunity to acquire a truly special property, offering charm and multiple possibilities as a permanent residence, holiday home, or investment.~~For more information or to arrange a viewing, please do not hesitate to contact us.~~In accordance with Decree 218/2005 of October 11, the client is informed that notary fees, land registry fees, property transfer tax (ITP), agency fees, and other costs inherent to the purchase are not included in the price.

### property details

Spanishestate id: **6383809**  
reference:: **431**  
close to/ located: **Chiclana De La Frontera**  
region: **Bahía De Cádiz**  
property type: **villa**  
rooms: **3**

### contact

real estate agent: **Costaluz Estates SI**  
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property surface:	<b>170 m2</b>
surface plot:	<b>615 m2</b>
price:	<b>€ 320.000</b>