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villa for sale Chiclana De La Frontera, Bahía De Cádiz



Do you remember that feeling of walking into a place and thinking, “this is mine”?~~That’s exactly how you’ll feel the moment you step into this villa in Pago Melilla.~~Let me tell you why:~~ Close to everything... yet in your own private haven~~* Step out in the morning and within a minute you’re on Avenida Octavio Augusto~* Fancy the beach? Novo Sancti Petri is just 3 km away~* Golf, tennis, great restaurants and even a medical centre are all within easy reach~* And best of all: surrounded by pine forests that bring a sense of calm you’ll truly appreciate~~ 551 m2 plot – 113 m2 of living space (perfectly laid out)~ Fully furnished and equipped, ready to move straight in~~INTERIOR~~* Openplan living and dining area with fireplace, where everyone naturally gathers~* A kitchen with island that will quickly become your favourite spot (and your guests’ too)~* 3 spacious double bedrooms (the main bedroom opens onto the garden – perfect for those relaxed morning coffees)~* 2 fully fitted ensuite bathrooms~~EXTERIOR~~* A large covered porch, ideal for long summer dinners~* Private swimming pool – the heart of the home in July and August~* Sunbathing area for those days of pure relaxation~~But who is this home for?~~For families dreaming of a second residence:~~* Children running straight to the pool as soon as you arrive~* Long evenings on the porch with the scent of pine and sea air~* A master suite filled with natural light, opening directly outside~~For smart investors:~~* Area with up to 92% occupancy in peak season~* Average yields of 6–8% annually (and rising)~* A villa with exactly the features families are looking for~~ THE AREA~Chiclana has become one of the most soughtafter destinations on the Costa de la Luz, and for good reason:~~* Close to beaches such as La Barrosa and Novo Sancti Petri~* Natural surroundings with pine forests and tranquillity~* Golf, leisure, dining and all services just minutes away~* Strong demand for both permanent living and holiday homes~* Surrounded by golf courses and just minutes from the beach, with top facilities such as Viamed Novo Sancti Petri Hospital less than 5 minutes away~* Tartessus Shopping Centre is under 10 minutes away, offering a wide range of shops, restaurants and services~~Pago Melilla, in particular, offers that rare balance: close to everything, yet private and peaceful.~~ IMPORTANT~~* Built in 2004~* NONMORTGAGEABLE property~~PS: When you’re lying in the sun by the pool or enjoying dinner on the porch, you’ll see exactly what we mean.~~Come and see it for yourself.~~This is the opportunity you’ve been waiting for to live or holiday in one of the most desirable areas of the Cádiz coast.~~In accordance with Decree 218/2005 of 11 October, please note that notary fees, land registry fees, transfer tax (ITP), agency fees, financial costs and other expenses related to the purchase are not included in the price.~

property details

Spanishstate id: **6383810**
reference:: **432**
close to/ located: **Chiclana De La Frontera**
region: **Bahía De Cádiz**
property type: **villa**
rooms: **3**
property surface: **113 m2**
surface plot: **551 m2**
price: **€ 315.000**

contact

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