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villa for sale Chiclana De La Frontera, Bahía De Cádiz



Villa in La Mogarizas, Chiclana: light, tranquillity, a private pool, long evenings on the porch... and that feeling of “this is a place to truly live”.~~The property offers a contemporary yet welcoming style, with openplan spaces and an abundance of natural light. Surrounded by pine trees and greenery, it provides a sense of calm that is increasingly hard to find.~~Built in 2008 on a 516 m2 plot, with 150 m2 of built space, this home is designed to be enjoyed—whether as a main residence or a second home to escape to whenever you need to slow down.~~The house stands out for its uncommon aesthetic in the area: ~clean lines, neutral tones, modern materials and exceptional natural light throughout the day.~~The kitchen deserves a special mention.~Open, elegant and highly practical, with a central island that turns everyday living into a social experience. No one cooks alone here—while one prepares a meal, another enjoys a coffee, someone else leans on the island chatting... life naturally happens around it.~~The laminate flooring, the dark carpentry contrasting with the white tones, and the visual connection with the outdoors give the property a contemporary, clean, and at the same time very welcoming feel.~~INTERIOR~~ Ground floor~~* Separate living room~* Openplan kitchen and dining area~* 1 bedroom~* 1 guest toilet~* Laundry room~~. Upper floor~~* 3 double bedrooms~* Master suite with dressing room and private bathroom~* Built-in wardrobes~* Shared terrace with open views~* Additional full bathroom~~And yes... waking up here, opening the terrace doors and seeing the pine trees around you does change your mornings.~~EXTERIOR~~* Private swimming pool~* Garden designed to be enjoyed all year round~* Parking for two cars~* Outdoor storage (ideal for bikes, tools or beach equipment)~* Large covered porch with dining and relaxation areas~~That spot where you have breakfast barefoot.~Where coffee tastes different.~Where the evening sets in... and you stay outside a little longer.~~A home designed to embrace

outdoor living, fully connected to its surroundings, with that constant summer feeling that defines Chiclana.

~~LOCATION~~La Mogarizas is well connected, yet retains a peaceful atmosphere that is increasingly rare. A comfortable area for daytoday living, surrounded by nature and residential homes—ideal for switching off without feeling isolated.

~~Within minutes you'll find:~~* Supermarkets~* Medical centre~* Schools~* Bus stops~* Restaurants and leisure areas~* Cafés and services~* And the stunning La Barrosa Beach, just 5 minutes away by car~~Because living here is not just about owning a beautiful home.~It's about heading to the beach whenever you like, returning for a swim in your own pool, dining outdoors as the evening breeze sets in... and feeling your pace of life change the moment you arrive.~~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 inherent to the purchase are not included in the price.~

property details

Spanishstate id:	6387133
reference::	433
close to/ located:	Chiclana De La Frontera
region:	Bahía De Cádiz
property type:	villa
rooms:	4
property surface:	176 m2
surface plot:	516 m2
price:	€ 599.000

contact

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