

villa for sale Medina Sidonia, Janda (La)



Located in the rural area of El Berrueco, within the municipality of Medina Sidonia, this property is designed for those seeking more than just a house: a setting where nature sets the pace, space is abundant and tranquillity forms part of everyday life.~~It is a home that will appeal to buyers who value country living, privacy and the opportunity to develop a personal project surrounded by open space and fresh air.~~The property offers approximately 90 sqm built area (75 sqm usable space) and features a comfortable and functional layout, suitable both as a permanent residence and as a weekend or holiday retreat.~~It comprises a bright living room and a dining area that connects directly to the pool area and to the fully equipped kitchen. The bathroom includes a bathtub, bidet and natural ventilation. The sleeping area consists of three bedrooms, two doubles and one single, offering flexibility for families, guests or a home office. The natural light and open surroundings enhance the sense of calm that defines this area.~~Outside, the swimming pool becomes an essential feature during the warmer months, providing the perfect setting to relax and enjoy time with family and friends. The outdoor area also includes space for preparing refreshments, a sunbathing area and a covered section with an adjustable awning, allowing you to enjoy the exterior even during the hottest hours of the day.~~One of the property's main highlights is its segregated 6,300 sqm plot. This generous space offers multiple possibilities: creating a vegetable garden, planting fruit trees, developing outdoor leisure areas or simply enjoying the freedom of having your own land without immediate neighbours. The exterior can be fully adapted to suit your lifestyle.~~The property is located on rustic land and benefits from a private water well and four large-capacity water storage tanks, providing autonomy and practicality for everyday living. The house is connected to mains electricity. It also has a septic tank system in keeping with its rural setting. Please note that the property is not mortgageable.~~This is an ideal opportunity for those wishing to step away from urban life while remaining within easy reach of Medina Sidonia, Chiclana de la Frontera and connections to other parts of the province. A place to disconnect, breathe and embrace a slower, more natural way of living in the heart of the Cádiz countryside.~~If your idea of home involves moving away from noise and closer to nature, this property is well worth a viewing.~~**Agency fees, purchase costs and taxes relating to the acquisition and/or financing of the property are not included in the sale price. As a consumer, you are entitled to receive the relevant pre-contractual information documentation in accordance with Andalusian Decree 218/2005 of 11 October regulating consumer information in property sales and lettings. This information is valid for 15 days. Furniture included in the sale price. Features and prices are subject to change due to typographical errors. Floor

plans are for guidance purposes only. Photographs may have been subject to the use of photographic filters for artistic purposes.~~Costaluz Estates – more than just a real estate agency~C/Virgen de la Luz corner C/Poniente, Conil de la Frontera~+ (please use the form to respond) ~ (please use the form to respond) ~ (please use the form to respond)

property details

Spanishestate **6357135**
id:
reference:: **418**
close to/ located:**Medina Sidonia**
region: **Janda (La)**
property type: **villa**
rooms: **3**
property surface: **92 m2**
surface plot: **6300 m2**
price: **€ 180.000**

contact

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