Detached Villa in Arcos de la Frontera

€725,000

Arcos de la Frontera, Cádiz

Bedrooms: 6 | Bathrooms: 4 | Plot: 2325 m² | Built: 435 m² | Terrace: 50 m²









Overview

Spacious detached villa with private swimming pool at Arcos Patiño Golf Resort
This spacious detached villa faces south-west and therefore enjoys sunshine all day long. The property is situated on a generous plot of approximately 2,325 m² in Arcos de la Frontera. The centre of Arcos is approximately 5 kilometres away.
With a living area of approximately 435 m², the villa offers plenty of space for permanent residence, a comfortable holiday home or for entertaining family and guests. The property features a living room adjoining a Siematic kitchen, which is fully equipped with a large fridge-freezer, oven, microwave, dishwasher, induction hobs, grill plate and extractor fan.

In addition, the villa has six bedrooms and four bathrooms, spread across several floors. The bedrooms are spacious, and several of them feature fitted wardrobes. The bathrooms are equipped with baths, showers, toilets and washbasins. There is also ample practical storage space.
Surrounding the villa are several sun terraces and a large garden fitted with an automatic irrigation system, ensuring that a pleasant spot in the sun or shade can be found at any time of day. The private swimming pool forms the centrepiece of the outdoor area and is the ideal place to enjoy some peace and quiet and relax during the warm Andalusian summers. The spacious plot also offers plenty of opportunities for al fresco dining, leisure activities and creating multiple seating areas.
The villa is equipped with, amongst other things, air conditioning, central heating, underfloor heating, a water softener and solar panels. There is a gas connection, and thanks to the solar panels, the monthly energy bill is zero. Parking is available securely on the private grounds and in the indoor garage, which has space for several cars.
Golf enthusiasts will certainly appreciate the location within the Arcos Patiño Golf Resort, part of Valderrama Golf. The property borders directly onto the 17th green and is situated in a peaceful, leafy setting in Arcos de la Frontera. This location combines the rural character of the Andalusian countryside with the proximity to a beautiful golf resort.
Key features
Detached villa
Approx. 435 m² of living space
Plot of approx. 2,325 m²
Six bedrooms
Four bathrooms
Private swimming pool
Air conditioning
Central heating (and underfloor heating)
Solar panels
Fitted wardrobes
In-house storage room
Garage for several cars
On-site parking
The villa offers excellent potential for both short-term and long-term lettings. Rental income varies depending on the season.
Situated in the exclusive Arcos Patiño Golf Resort and featuring 24-hour security
Council tax: approximately €2,000 per year
Service charge: approximately €175 per month
Furnishings may be included
Valuation approximately €950,000
Completion by mutual agreement and can take place shortly

Amenities

Setting: Frontline Golf, Village, Close To Golf, Close To Town

Orientation: South West Orientation

Condition: Excellent Condition

Pool: Private Pool

Climate Control: Air Conditioning, Central Heating

Views: Golf Views, Panoramic Views, Garden Views

Features: Covered Terrace, Private Terrace, WiFi, 24 Hour Reception, Basement

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Private Garden

Security: Gated Complex, Alarm System, 24 Hour Security

Parking: Garage, Private Parking, EV charge point

Utilities: Electricity, Photovoltaic solar panels

Category: Golf, Holiday Homes, Investment, Luxury, Resale

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5486479_detached-villa-arcos-de-la-frontera/