






1.800.000€

CHARMING RUSTIC STYLE CHALET A FEW METERS FROM THE SEA

REFERENCE	Bedrooms	Toilets	M²	M² PLOT
000727	4	3	275.00	2247.00

Located just a few meters from the iconic Playa de los Alemanes, also known as Cabo de Gracia, this spectacular villa offers an exceptional combination of location, spaciousness, and privacy in one of the most exclusive areas of the Cádiz coast. With a built area of 275 m² on a 2,247 m² plot, the property, known as "Tres Caminos", presents itself as a true haven of peace, surrounded by a lush, mature garden meticulously maintained and filled with a rich variety of flowers, trees, and greenery that enhance its natural charm.

The main house features four spacious bedrooms, all bathed in natural light and offering pleasant views of the surroundings. It includes two bathrooms with showers, a fully equipped independent kitchen with high-

end appliances, and a large living room with a fireplace that provides a warm and inviting atmosphere. Large windows frame the landscape and open directly onto a covered porch, ideal for enjoying the outdoors all year round. Additionally, the house includes a utility room and laundry area.

The house has aerothermal heating and another aerothermal machine to heat the swimming pool.

The property is completed by an independent annex apartment, perfect for guests or as additional accommodation, offering a living-dining area with an integrated kitchen, one bedroom, and a full bathroom.

This villa is ideal as a permanent residence or for enjoying long stays by the sea. Its refined style, generous space, and privileged location make it a unique opportunity for those seeking an exclusive home immersed in nature, without sacrificing comfort or proximity to one of the most beautiful beaches in Andalusia.

In accordance with the provisions of Decree 218/2005, of October 11, the client is informed that notary, registration, transfer tax, and other possible expenses inherent to the purchase and sale are not included in the price.

TERRACE	A.C	GARAGE	STORAGE ROOM
Yes	No	Yes	No
POOL	GARDEN	FIREPLACE	HEATING
Yes	Yes	Yes	No