

Cadiz casco historico

Beautiful 3 bed,
2 bath home in 19th
century merchant's
townhouse

1st floor with lift

832,000.00 euros

excluding 2% agency commission,
professional fees and costs



Street entrance and view towards Plaza San Francisco and the Jardines de la Plaza de Minas



To summarise

216m²

1st floor with lift

Master ensuite with dressing room and steam room

2nd ensuite bedroom

3rd bedroom currently used as a study

Fully fitted kitchen with utility room and wine cellar open plan to the lounge and dining room

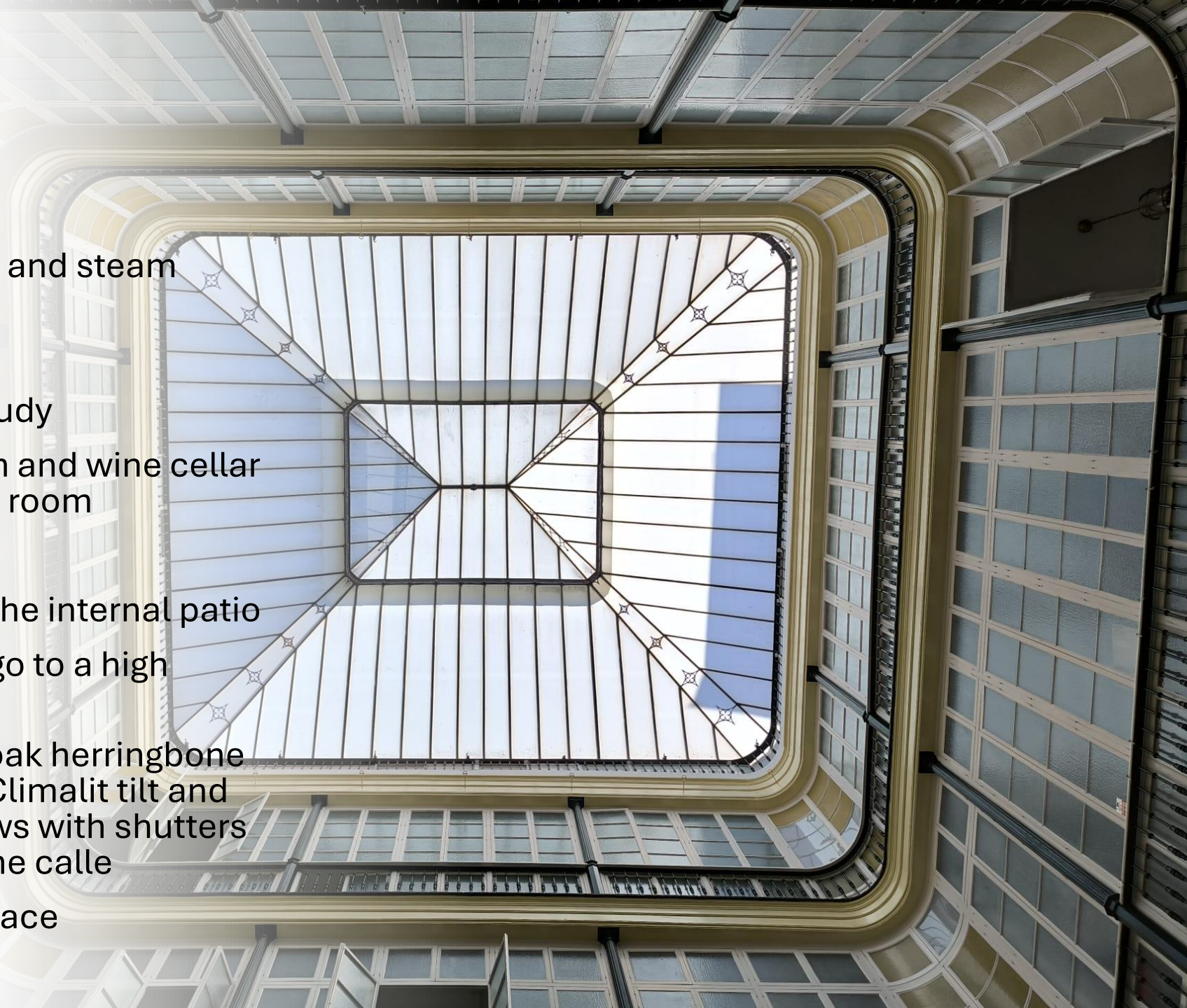
Shared roof top terrace

Wrap around hallway overlooking the internal patio

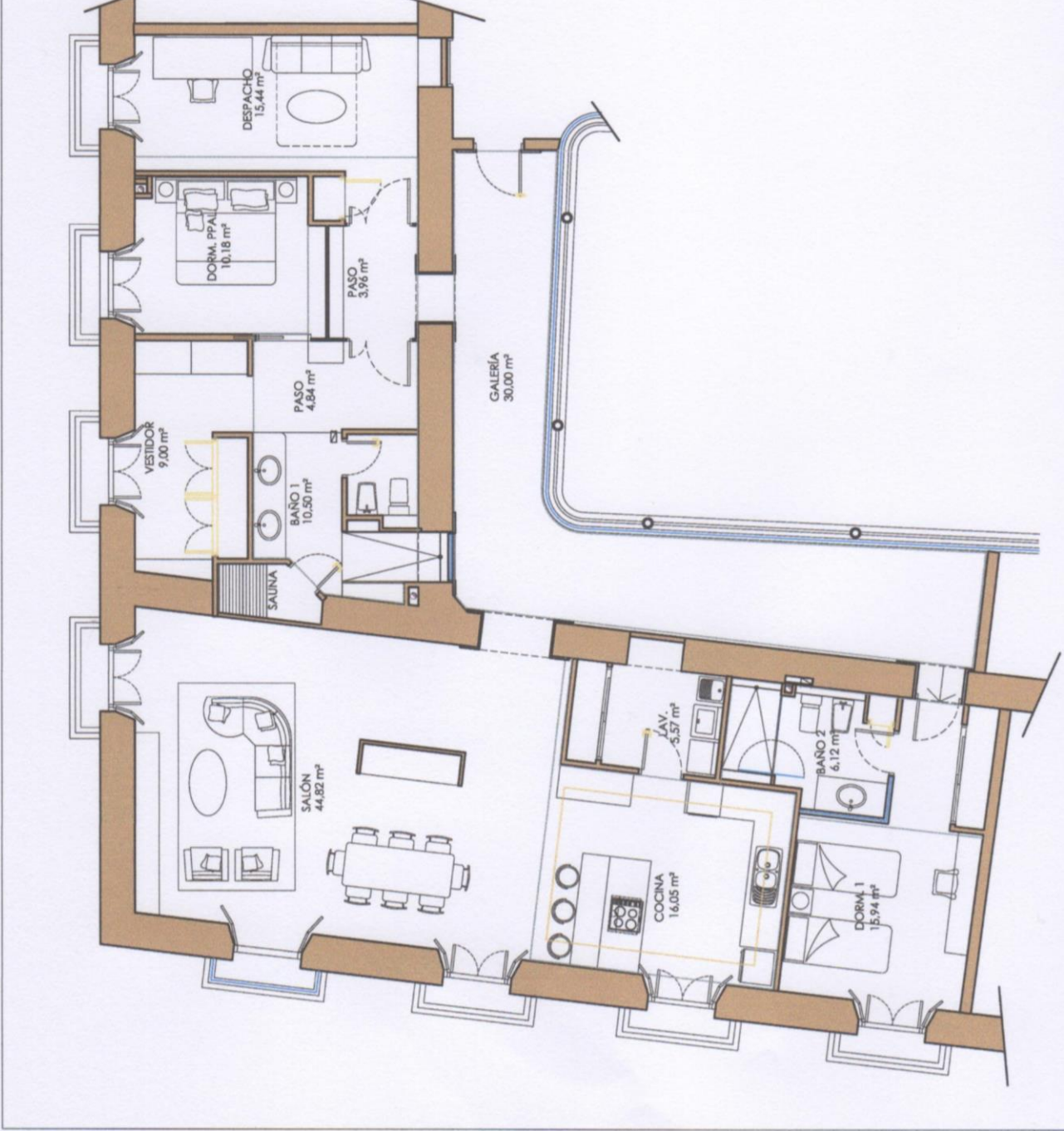
Totally renovated some 12 years ago to a high standard revealing ceiling beams

Original marble floors. American oak herringbone parquet flooring. All rooms have Climalit tilt and turn double glazed french windows with shutters and Juliet balconies overlooking the calle

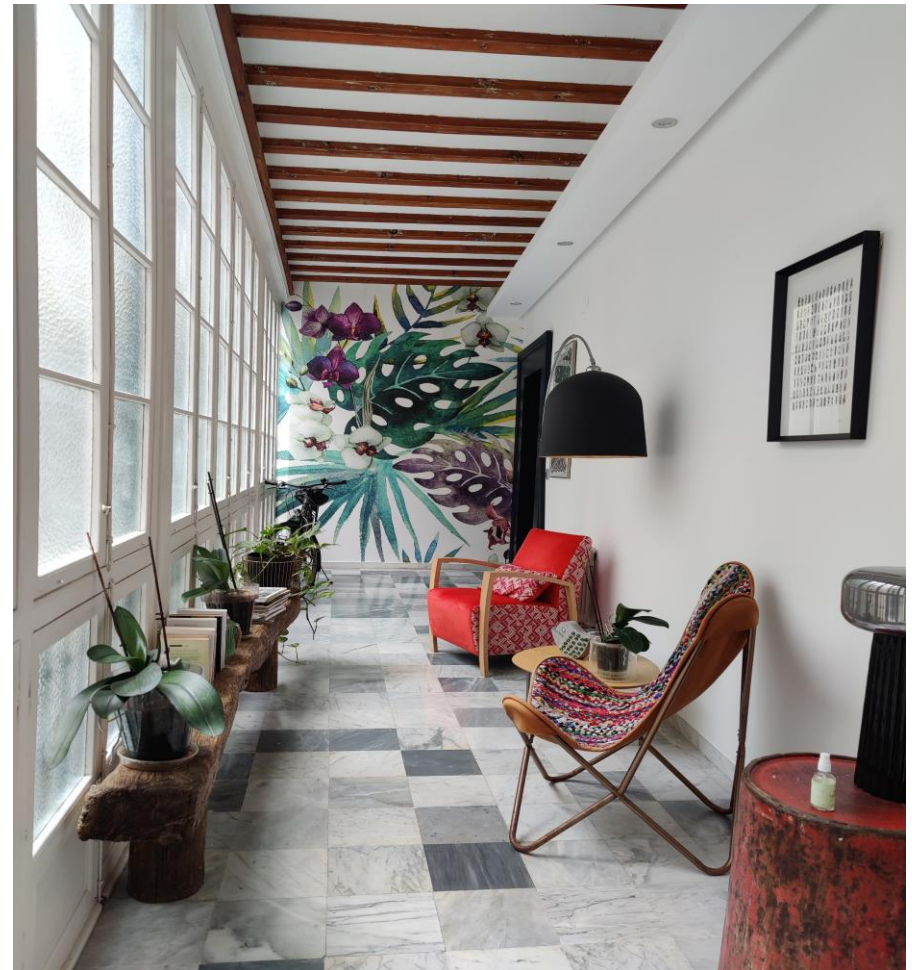
Gas fired central heating and fireplace



The floor plan



On entering the apartment from the 1st floor landing the marble tiled entrance hall wraps around the classic internal patio with exposed beams and windows looking down on the beautiful patio floor below. All the main rooms in the apartment have full length double windows



Fundamentally renovated by the current owners removing false ceilings, laying solid wood parquet flooring, renovating the period shutters and double glazing the outside windows which lead to Juliet wrought iron balconies. Open plan kitchen, dining room and lounge, gas fired radiators and pre-installed gas fire.



The utility room with wine cellar and Saunier Duval gas ch boiler. The Santos designed fully fitted kitchen: marble work tops, breakfast bar, gas hob with ceiling extractor Neff and Whirlpool appliances



Master bedroom



Master bedroom dressing room



Second bedroom



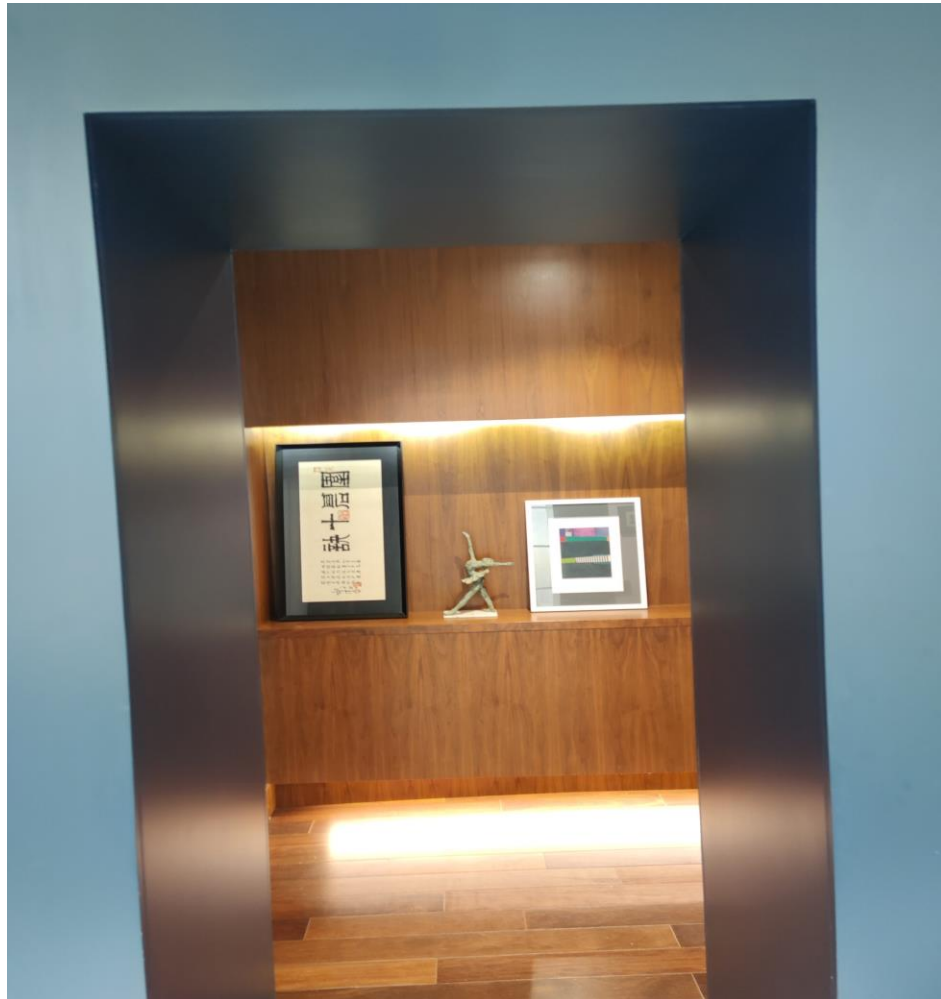
Master bathroom with steam room and the second bathroom



Third bedroom and study



One of the three entrances to the apartment from the corridor; this one closest to the front door leads left to the master ensuite, right to the third bedroom currently used as a study



Plaza de Espana, Plaza Mina, Plaza Candelaria, El Teatro Falla, El Mercado de Abastos, El Mercado de Flores, Plaza de la Catedral, the promenade with ocean views and the beach are all within walking distance . Also close by is the train station with high speed connections to Jerez, Sevilla and Madrid. Alternatively take the tram past the salt pans and flamingos passing through San Fernando to Chiclana. Long term underground carparking at nearby Canalejas.



Views from the communal roof terrace towards Canalejas and of the Iglesia San Francisco



Financial details:

Annual IBI : euros 950.00

Monthly comunidad charge: 130.00

Longterm secure parking : 5.00/24 hours

Purchase price: 832.000,00 o.n.o.

Agency fee : 2%

[Excludes all other associated fees and costs]

Energy performance: D

Consumption 58kwh/m² year; emissions 10.6kg CO₂/m² year

