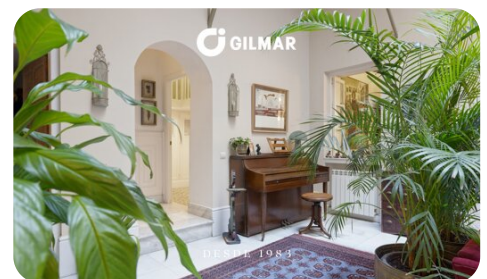


# Townhouse for sale in Cádiz - Cádiz

Cádiz

Reference: 199874



1,380,000 €

3,180 €/m<sup>2</sup>



434 m<sup>2</sup>



6 (6+0)



5 (5+0)



No

## Description

GILMAR REAL ESTATE exclusively presents this stately and elegant 19th century residence in the Cadiz neighbourhood of El Mentidero, in the historic centre, just metres from magical and typical places such as the emblematic Plaza San Antonio and the Alameda, with views of the bay.

With a constructed area of approximately 500 m<sup>2</sup>, this beautiful house of historical and artistic value consists of two floors on the outside and three inside, a fabulous penthouse in which a complete apartment has been created with a guest suite and where there is a spectacular terrace with a fountain, urban garden and chill-out area, which provide a very relaxing atmosphere like an oasis in the middle of the city.

This exclusive home presents architectural canons typical of the Cadiz house of the mercantile bourgeoisie of the time. The house is accessed through a hall with large solid cedar security doors, after finding its original façade in oyster stone, a native material of the area, giving the house that touch of distinction so characteristic of Cadiz buildings.

Spacious and comfortable, fully renovated, it has managed to maintain the original historical essence through exposed wooden beam ceilings, hydraulic floors, Flanders pine wood, in most of its enclosures, and incorporating modern details with excellent qualities.

## Description

Original elements have also been used, carefully rescued and selected in demolitions, such as its spectacular main Carrara marble flooring, part of the hydraulic tiles, as well as the windows that make up the patio and some passage doors, combining them with excellent taste and mastery.

On the ground floor there is a large entrance hall or living room located in the centre of a beautiful covered interior patio, around which the house revolves, where the blue of the sky and its "salty" clarity slide to bathe the rooms of the house with light.

From the patio, there is access to a modern, large kitchen fully equipped with Silestone countertops, naturally illuminated by two large windows and its daily dining room with flooring of exquisite old hydraulic tiles that also decorate the large dining room of the house located on the other side of the patio. On this same floor, a large laundry area, pantry, gym and full guest bathroom are discreetly integrated. Next on the mezzanine floor, there is a bedroom with a built-in wardrobe.

On the second or main floor, which was once known as the noble area, there is the living room with large volumes and elegant mouldings, which is dominated by important openings such as a balcony, a window and a large window that also give character and beauty to its stately façade marked by symmetry, receiving a natural and perfect luminosity, impregnated with a sea breeze.

To the left of its beautiful Carrara marble staircase, we find the master suite strategically designed to provide subtle privacy. It is a secluded area composed of a hall with a large dressing room, a shoe rack and a spacious bedroom with a balcony

facing the street and a wonderful bathroom with a large wardrobe for linen, compartmentalised and covered in travertine marble as well as the countertop and mosaic from Porcelanosa that provides a touch of great design in the shower area.

Two other en-suite bedrooms complete the floor, both with floating flooring and built-in wardrobes, whose bathrooms are covered in porcelain stoneware.

Next, you access via a beautiful wooden staircase to what we could call a magnificent guest apartment where we find a cozy living area with an integrated kitchen, currently used as a music and leisure room by its owners. From here, we move on to a small distributor patio and guest bathroom that connects to the impressive terrace with old clay flooring, where it is possible to enjoy the best sunsets in Cadiz and pleasant evenings.

From this living area you go up to a charming double bedroom with large windows, air conditioning, fan and full bathroom en suite. All located in a privileged area that complements this wonderful duplex in the attic of the house.

A unique house that has all the comforts such as natural gas central heating in all its rooms, Flanders pine wood enclosures with double glazing, solar panels for hot water consumption, security access doors and an alarm system with video camera. The exceptional location, the spaciousness of the rooms, the comfort it provides, its high ceilings of up to five metres in height, decorative elements and large terrace, solarium and chill-out area, make it a unique home ready to be lived in.

Due to its exclusivity and the demand and interest in this residential, historic enclave,

Photographs



## Location and points of interest



The property location is approximate. Contact us for more information.