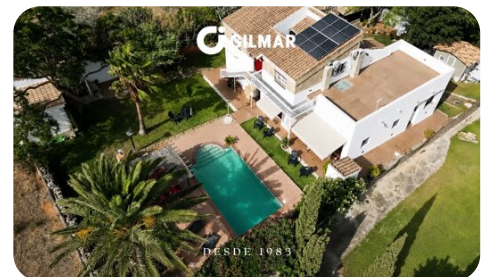
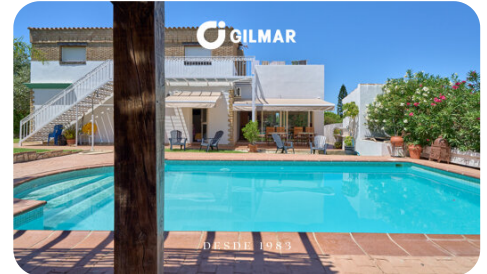


# Villa for sale in Chiclana de la Frontera - Cádiz

Chiclana de la Frontera, Cádiz

Reference: 225439



790,000 €

2,344 €/m²



337 m²



7 (7+0)



7 (7+0)



No

## Description

Detached villa in Chiclana de la Frontera: elegance and functionality in a prime location

GILMAR presents La Luciérnaga, a distinctive property located in the surroundings of Chiclana de la Frontera. Designed to offer peace, privacy and close contact with nature, it is situated just 100 metres from the Bay of Cádiz Natural Park and close to extensive pinewood areas.

The property stands on a segregated 1,000 m² plot and offers approximately 337 m² of built area, divided between a residential section and an area currently used for tourist accommodation.

Its location combines the tranquillity of a rural

setting with convenient access to essential services. It is only a few minutes from the Puerta de Chiclana shopping centre, tram stops and several urban and intercity bus routes. It also benefits from quick access to the motorway, providing excellent connections to the province's main beaches and towns.

The main house is arranged into two fully independent yet complementary areas: one for residential use, completely renovated in July 2024, and another operated as rural tourist accommodation.

The residential area measures approximately 100 m² and features an impressive entrance porch. Inside,

## Description

there is a spacious open-plan living area in which the kitchen, dining room, lounge and central patio are seamlessly integrated. It includes two bedrooms with large fitted wardrobes, an office with additional built-in storage, a bathroom, a laundry room and a utility area with a guest toilet.

The kitchen opens onto a large private porch, ideal for enjoying the outdoor spaces throughout the year. The 2024 renovation included a complete upgrade of the electrical and plumbing installations, interior doors, and external windows and doors. High-quality Kömmerling PVC joinery was installed, providing excellent thermal and acoustic insulation.

The home also features air conditioning with a heat pump, a fireplace, Warmup underfloor heating in the kitchen, living room and bathroom, and a fully equipped kitchen by the renowned Italian brand Scavolini.

The tourist accommodation area covers approximately 237 m<sup>2</sup> and comprises four guest rooms and a studio apartment, offering different layouts and a total capacity of up to 15 guests.

All units feature a private en-suite bathroom, air conditioning, television, a refrigerator with a small freezer compartment and an individual hot-water heater. The studio apartment also includes a kitchen, living area and private porch.

The property holds an official rural tourism licence and a unique registration code, allowing the tourist activity to continue and operate throughout the year. Its profitability can be fully documented.

One of the property's main distinguishing features is its ability to combine residential and tourist uses

independently. The layout allows both activities to coexist without interference, preserving the privacy of the private residence while ensuring the smooth operation of the accommodation business.

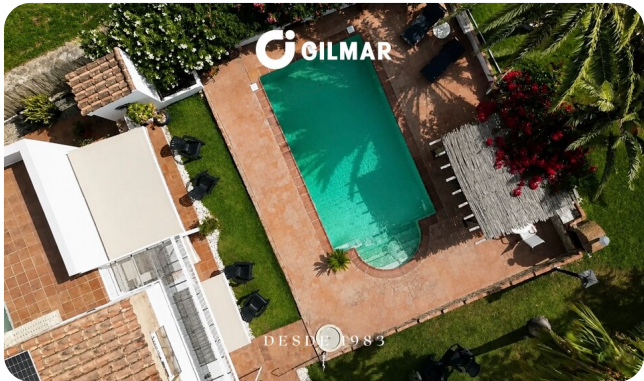
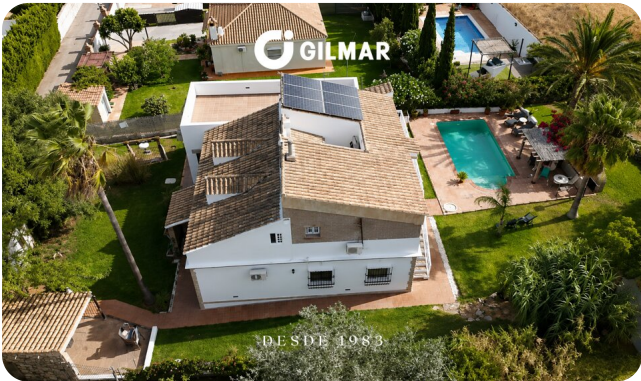
The communal areas have been designed to make the most of the surroundings. The property includes an 8 x 4 metre swimming pool with Roman-style steps, an outdoor pool bathroom, a spacious kitchen and living area of approximately 45 m<sup>2</sup>, also fitted with Scavolini units, two porches, a barbecue area, landscaped gardens with automatic irrigation and an approximately 60 m<sup>2</sup> solarium. An additional former kitchen on the upper floor is currently used as a service area.

The property is in excellent condition and offers a comprehensive range of features and equipment:

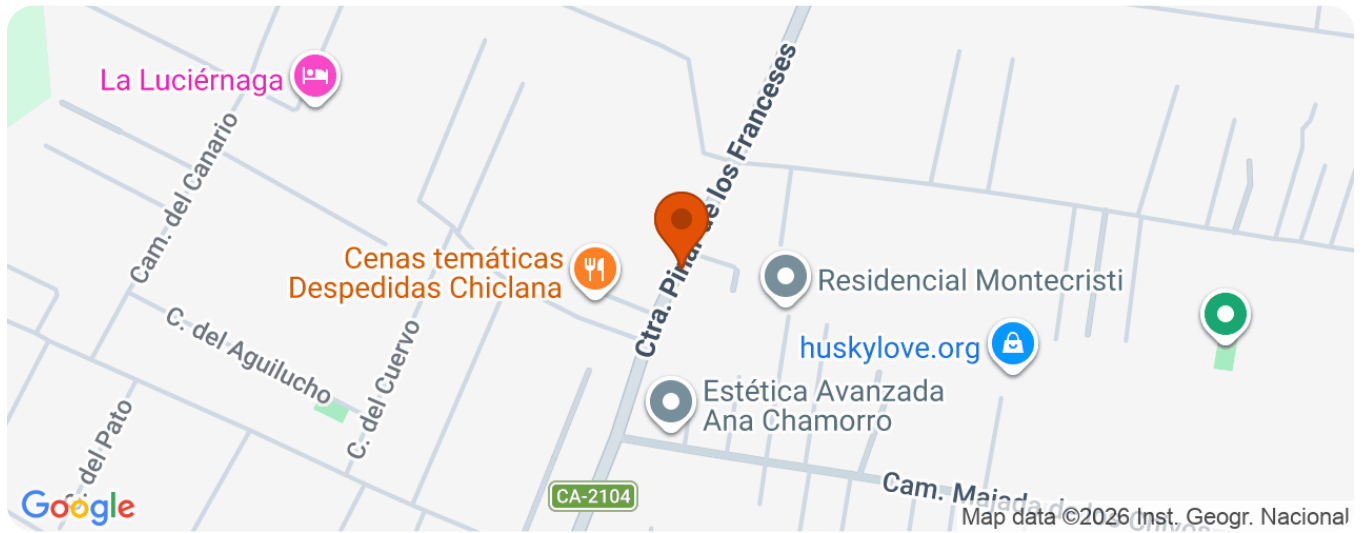
Photovoltaic solar panels, providing significant energy savings. Air conditioning and heat pump. Fireplace and underfloor heating. Kömmerling external joinery with thermal and acoustic insulation. Scavolini kitchens. Eco-friendly settling wastewater treatment system. Industrial water softener. Private well and separate technical room. Swimming pool equipment room. Television, internet and alarm installations. Automatic irrigation system. Renovated paving surrounding the main residence. Covered parking for two vehicles. Storage cabin for tools and gardening equipment. Additional storage and technical areas.

An exceptionally versatile property, suitable both for those seeking a permanent residence or second home in a peaceful natural setting and for investors interested in continuing an established tourist accommodation business while retaining private use of the property.

Photographs



## Location and points of interest



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