



# IMMOTROPICAL

REAL ESTATE COSTA TROPICAL

www.immotropical.com

for sale

, Spain

ID#: 209558



**Area de la Frontera**  
is situated in CDR high up the River Guadiana. A typical Andalusian hill village with cobble streets leading up to a castle which was built in the 16th century by Spanish conquistadors. Area is only 10 minutes from the international airport of Seville and 45 minutes from Gibraltar. Easy access to this beautiful town makes it an ideal location for a second home.

**Pueblo Blanco**  
The rugged hills known as the Sierra de Cadiz are covered with pine groves and oak trees. Being situated to the edge of coastal mountains, one can enjoy beautiful sunset views whose history goes back to the Roman and Arab periods. In fact, many of the villages with their narrow, winding streets and massive walls are still identified for their military function as the frontier between the Moorish and Christian Kingdoms, such as Area de la Frontera and Area de la Piedad.

**Beaches**  
The Costa de la Luz (Cost of Light) is the western part of the Iberian coast that faces out to the Atlantic. The sand is fine and a more golden colour than the neighbouring Costa del Sol.

The typical beaches here are more extensive and backed by sand dunes and pine trees. This part of the coast has not seen the high rise hotel development of

### Description:

3 bedroom townhouse with lake views within a new development situated in Arcos de la Frontera. The house consists of 106m<sup>2</sup> with a 30m<sup>2</sup> basement which can easily be converted into a fourth bedroom. The ground floor has a terraced back and gated front terrace, living room, dining room, kitchen (unfitted), shower/toilet. Upstairs are 3 bedrooms all with fitted wardrobes, full bathroom and 2 sunny terraces. The house has pre installation for Air co...

- **Bedrooms:** 3 | • **Bathrooms:** 2 | • **Build:** 106 m<sup>2</sup> | • **Orientation:** East, South, West | • **View type:** Countryside, Lake, Mountain, Panoramic, Urban

**General:** Close to shops, Cold A/C, Fitted Wardrobes, Furnished (No), Garden (Shared), Hot A/C, Kitchen Not Fitted, Parking private, Pool Communal

## €175,000