

Reference: **AC-00381**  
 Property type: Chalet  
 Sale/rent: For sale  
 Price: **450.000 €**  
 Condition: Good condition



Town: Barbate  
 Province: Cádiz  
 Postal code: 11159  
 Zone: CAÑOS DE MECA



**Sqm built:** 138      **Plot sq.meters:** 562      **Garages:** 2  
**Bedrooms:** 5      **Bathrooms:** 2      **Cupboards:** 2

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**Description:**

Chalet in Los Caños de Meca in a private urbanization within the Residencial Cabo de Trafalgar, exclusive use for owners. In front of the Trafalgar Lighthouse and Caños de Meca beach. Privileged environment with its wonderful beaches: zahora, El Palmar beach and La Breña Natural Park, close to Barbate and the picturesque town of Vejer, considered one of the most beautiful towns in Spain.

Property located on a plot of 562 m2 (in the front part is the garden area with a swimming pool and barbecue area), the house with 138 m2 built in two completely independent houses, with access from the street also independent. The property has mains drinking water and mains electricity. It also has well water. Deeds of the land and the home. Everything perfectly registered in the Property Registry.

As these are two independent homes, the profitability of the second home for rent should be highlighted, due to its high demand.

The main house consists of: living room with fireplace, three bedrooms, a bathroom and a fully equipped kitchen with furniture and appliances. One of the bedrooms is located in the attic area. Front porch.

The second home consists of: living room with fireplace, two bedrooms, a bathroom and a fully equipped kitchen with furniture and appliances. One of the bedrooms is located in the attic area. Front porch.

All furniture is included in the price.

In compliance with Decree 218/2005 of October 11, the Client is informed that the expenses inherent to the sale, such as Notaries and Registry, ITP, intermediation fees or financial expenses, are not included in the price.

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