



**Property type :** Detached Villa

**Location :** Los Barrios

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Orientation :** South

**Parking :** Closed Garage

**House area :** 229 m<sup>2</sup>

**Plot area :** 495 m<sup>2</sup>

✓ ensuite bathroom

✓ Close to sea

✓ Terrace

✓ Airconditioning

✓ close to shops

✓ WiFi

✓ White goods

✓ near transport

✓ Fitted wardrobes

✓ Furnished

This charming single-level, 4 bedroom, 3 bathroom villa in Los Barrios offers comfort, privacy, and modern finishes in a peaceful residential setting. Set on a 495 m<sup>2</sup> corner plot with 229 m<sup>2</sup> built, the home enjoys open views over green land, Gibraltar, and excellent privacy.

Originally built in 2004, the villa has been extensively renovated this year (2025), with more than €50,000 invested in upgrades, including a new kitchen, tiling throughout, a large glass curtain terrace, and a full interior & exterior repaint. The result is a fresh, move-in-ready home that blends modern style with easy Mediterranean living. The property was refurbished for personal use with great attention to detail and care.

The property is arranged on one level and features four bedrooms, a bright and spacious living area opening onto the terrace with access to a large 40m<sup>2</sup> private swimming pool and a separate 5m<sup>2</sup> heated spa. The pool area is fully tiled and decorated with potted plants, bringing greenery to the space while keeping maintenance simple. There's also a garage/driveway with generous storage and on-site parking for three cars.

There are three bedrooms that share two complete bathrooms, all with fitted wardrobes. The master is well proportioned with a large dressing area and ensuite bathroom. Every bedroom has both airconditioning or ceiling fan if you prefer a more energy efficient option.

The kitchen is fully equipped and outside there is a utility room and larder. At the back of the house there are three storage units, ideal for putting luggage, additional furniture and equipment.

There is a wide-open national park directly beside the house and two town parks within 2 and 5 minutes' walking distance, ideal for families and morning walks, while the nearby Palmones estuary — a protected nature reserve — is just 5 minutes drive away and a favorite spot for dog walkers and nature lovers.

The villa is within walking distance of shops, cafés, vets, and local amenities and just a short stroll to Palmones, a charming fishing village known for its excellent seafood restaurants and relaxed beach atmosphere. With its privacy, green surroundings, and convenient location close to Gibraltar (14km), Algeciras (5km) and Seville (115km), this home offers the perfect balance between everyday comfort and the laid-back Andalusian lifestyle.

The current owners are relocating to the USA, and the property may therefore come fully furnished at no extra cost or empty if preferred.



