



## Detached Villa for sale in San Roque, Sotogrande

**434,800 €**Reference: R5249794   Bedrooms: 4   Bathrooms: 3   Plot Size: 990m<sup>2</sup>   Build Size: 140m<sup>2</sup>   Terrace: 100m<sup>2</sup>



## Costa de la Luz, San Roque

Magnificent villa in the Invespania Urbanization with impressive frontal views of the sea. Urban land.

The plot consists of 950 square meters, it has two houses: one is a studio with about

Fifty square meters with a bathroom and pre-installation of taps in case you want to make a small kitchen. Front porch.

The other house consists of three bedrooms and a bathroom, all rooms with wood-colored aluminum windows, air conditioning in the living room and in the main room with a window and sea views.

Barbecue area with sink and all amenities, private pool with bathroom and private garden, storage room, parking for three or four cars.

The house is in great condition and maximum comfort.

It is located close to all services: supermarkets, shops, pharmacies, etc. by car.

You can walk to the beach (about ten minutes)

### INVESTMENT.

Detached Villa, San Roque, Costa del Sol.

4 Bedrooms, 3 Bathrooms, Built 140 m<sup>2</sup>, Terrace 100 m<sup>2</sup>, Garden/Plot 990 m<sup>2</sup>.

Setting : Close To Sea, Close To Schools, Close To Forest, Urbanisation.

Orientation : South.

Condition : Excellent.

Pool : Private.

Climate Control : Air Conditioning, Fireplace.

Views : Sea, Mountain, Panoramic, Garden.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Storage Room, Utility Room.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Private.

Security : Alarm System.

Parking : More Than One, Private.

Utilities : Electricity, Drinkable Water.

Category : Beachfront, Cheap, Holiday Homes, Investment.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Private Terrace		Fireplace
Storage Room		
Fitted Wardrobes		
Utility Room		
Views	Setting	Condition
Sea	Urbanisation	Excellent
Mountain	Close To Sea	
Panoramic	Close To Schools	
Garden	Close To Forest	
Pool	Furniture	Kitchen
Private	Not Furnished	Partially Fitted
Garden	Security	Parking
Private	Alarm System	Private
		More Than One
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Beachfront	
	Cheap	