

**Semi-Detached House for sale in San Roque, Sotogrande****570,000 €**Reference: R5250655   Bedrooms: 3   Bathrooms: 3   Build Size: 168m<sup>2</sup>



## Costa de la Luz, San Roque

### Charming 3-Bedroom Semi-Detached House in San Roque Club

Located in the prestigious San Roque Club, this lovely 3-bedroom semi-detached house combines comfort, privacy, and beautiful natural surroundings. Set between two world-class golf courses and within a secure, gated community with 24-hour security, it offers a peaceful and exclusive place to call home.

The property features a bright and spacious living room with a cozy fireplace and a dining area, seamlessly connected to the large, newly renovated and fully equipped kitchen through a wide opening that enhances the sense of space and light. From the living room, you step directly out to a private garden.

On the entrance level, there is a comfortable guest bedroom and a full bathroom. Upstairs, you'll find two generous en-suite bedrooms, each with its own private terrace. The second bedroom's terrace leads up to a rooftop solarium with stunning panoramic views of the surroundings.

Additional features include hot and cold air conditioning, underfloor heating in the bathrooms, a private carport, and access to a communal swimming pool.

Whether you're looking for a full-time residence or a holiday retreat, this property offers exceptional comfort and a privileged lifestyle in one of the area's most sought-after locations.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Private Terrace	West	Air Conditioning
Ensuite Bathroom		Cold A/C
Marble Flooring		Hot A/C
Fitted Wardrobes		Fireplace
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Country	Close To Golf	Excellent
Garden	Urbanisation	
Urban		
Golf		
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Not Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	24 Hour Security	Private
Private	Electric Blinds	
<b>Category</b>		
Holiday Homes		
Investment		
Resale		
Golf		