



## 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:

### Features

Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes

### Views

Country  
Garden  
Urban  
Golf

### Pool

Communal

### Garden

Communal  
Private

### Category

Holiday Homes  
Investment  
Resale  
Golf

### Orientation

West

### Setting

Close To Golf  
Urbanisation

### Furniture

Not Furnished

### Security

24 Hour Security  
Electric Blinds

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private