



**Semi-Detached House for sale in San Roque, Sotogrande**

**550,000 €**

Reference: R5270926 Bedrooms: 3 Bathrooms: 3 Build Size: 162m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa de la Luz, San Roque

Charming Villa in San Roque Club Golf – Elegance, Privacy, and Comfort

Discover this enchanting villa located in the prestigious San Roque Club Golf residential complex. Spanning 163 m<sup>2</sup> of thoughtfully designed living space, this two-story property perfectly blends luxury and comfort in an exclusive environment.

### Interior Highlights:

**Living Spaces:** Enjoy a bright and spacious living room with a fireplace and direct access to the terraces, and a separate dining area perfect for hosting gatherings.

**Kitchen:** Fully equipped with high-end appliances for culinary enthusiasts.

**Laundry Room:** Includes a storage area, washing machine, and an additional fridge/freezer for extra convenience.

### Restful Retreat:

**Bedrooms:** 3 generously sized bedrooms, each featuring an en-suite bathroom and walk-in closet for ultimate comfort and privacy.

### Exterior & Communal Areas:

**Garden & Pool:** Impeccably maintained private garden and access to a communal pool, surrounded by serene natural beauty.

**Terraces:** Covered and uncovered terraces, ideal for savoring the Mediterranean climate.

### Additional Features:

This villa is meticulously maintained, offering air conditioning and modern amenities to ensure a luxurious and tranquil lifestyle.

The location provides privacy and exclusivity, alongside easy access to golf courses, local amenities, restaurants, cafes, and a supermarket.

For more information or to arrange a visit, don't hesitate to reach out. This exceptional villa awaits its new owner to embrace the lifestyle of their dreams. ????



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Utility Room  
WiFi  
Solarium  
Tennis Court  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Golf

### Pool

Communal

### Garden

Communal  
Private

### Utilities

Electricity

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Schools  
Suburban  
Frontline Golf

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds

### Category

Investment  
Golf  
Luxury

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private