



## Detached Villa for sale in San Roque, San Roque

**1,100,000 €**

Reference: R5015659   Bedrooms: 4   Bathrooms: 4   Plot Size: 1,925m<sup>2</sup>   Build Size: 275m<sup>2</sup>







## Costa del Sol, San Roque

Located in the naturally beautiful San Roque Club by Sotogrande, in a peaceful setting with mature trees and bordering the golf course. This lovely villa exudes charm and is set on a well established plot of 1.925M2, with a south facing garden and attractive pool area. It also benefits from Photovoltaic Solar Panels generating power for economic running costs and is close to the riding stables at the San Roque Club. An attractive and spacious exterior entrance porch leads to the villa. On the ground floor you will find a fitted kitchen with access to the garden and separate spacious utility room. Living/dining room with open fireplace and accesses to the terraces and garden. Double bedroom with garden access. Separate shower room/guest W.C. On the first floor is the delightful master suite with a wrap around terrace affording lovely views over the garden and golf course, en-suite bathroom and dressing room facility. There are two further bedrooms on this floor, both with en-suite bathrooms and terraces. This property represents great value and investment potential.



## Features:

### Features

Near Transport

### Orientation

South

### Climate Control

Air Conditioning

Fireplace

Central Heating

### Views

Garden

Pool

Garden

Private

### Setting

Close To Golf

### Pool

Private

### Parking

Covered