



Property type : Detached Villa

Location : San Roque

Bedrooms : 4

Bathrooms : 4

Swimming pool : Private

Garden : Private

Orientation : Southwest

Views : garden

Parking : Open private parking

House area : 300 m²

Plot area : 1925 m²

- | | | |
|--------------------|-------------------|-------------|
| ✓ Close to golf | ✓ Close to sea | ✓ Near golf |
| ✓ Fitted wardrobes | ✓ Storage room | ✓ Fireplace |
| ✓ Alarm system | ✓ Utility room | ✓ Terrace |
| ✓ White goods | ✓ Airconditioning | ✓ Barbecue |

This exceptional villa is located in San Roque Club, a privileged location in Sotogrande, Cádiz, offering a spacious plot with open views and direct access to the golf course. With a built area of 300 m² and a plot of 1,925 m², this property stands out for its proximity to the sea and the beach, as well as its closeness to an equestrian club. The villa features 4 bedrooms and 4 bathrooms, of which 3 are en suite, ensuring comfort and privacy for its residents.

Upon entering the villa, you access a spacious and bright living room that benefits from natural light and offers views of the garden and pool. The separate kitchen, fully equipped, has a functional design and ample storage space. The house has a large covered terrace with an outdoor dining area and several relaxation zones ideal for enjoying the Mediterranean climate and views of the garden and pool. The garden is immense and features a large 30m² pool, meticulously cared-for trees, a wooden gazebo next to the pool, and a children's play area.

The bedrooms are spacious and equipped with built-in wardrobes, providing a cozy and relaxing atmosphere. The four bathrooms, well distributed, include three en suite, allowing easy and convenient access from each room. The second floor also has a large balcony terrace accessible from several rooms. All spaces are in excellent condition and ready to inhabit, ensuring the well-being of all residents. The property also has a separate laundry room and storage room, providing additional storage space. The pool has been completely renovated and is surrounded by mature gardens, creating a perfect environment for leisure and enjoyment.

The villa stands out for its 28 solar panels with a battery for energy storage, contributing to the sustainability of the property. Additionally, it features an advanced security system, which includes 34 devices and 2 surveillance cameras, as well as a reinforced door for added peace of mind.

The plot allows for additional construction of almost 700 square meters, not counting the basement, offering possibilities for future expansion.

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Its location is privileged in the San Roque Club area, in Sotogrande, with direct access to the eponymous Golf Course and the Equestrian Club, but it is also just 10 minutes from the magnificent Alcaidesa beach and the Puerto de Sotogrande, famous for its noble residences and luxury services.



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