



Property type : Detached Villa

Location : La Línea

Bedrooms : 4

Bathrooms : 2

Swimming pool : No

Garden : Private

Orientation : North

Views : garden

Parking : Closed Garage

House area : 246 m²

Plot area : 868 m²

✓ Close to sea

✓ Storage room

✓ Utility room

✓ WiFi

✓ Fireplace

✓ Terrace

✓ Fitted wardrobes

✓ Basement

✓ White goods

Info@ImmoMoment.es

www.ImmoMoment.es

+34 951 550 565

Canadian-Style Villa for Sale in**** Santa Margarita, La linea de la concepción****

Discover this beautiful Canadian-style villa, perfect for those seeking quality of life, peace, and privacy, located in one of the most desirable areas of the Campo de Gibraltar.

Built with high-quality materials, this home offers a harmonious blend of comfort, style, and functionality throughout its spaces.

Layout:

Ground Floor:

Elegant entrance hall, separate dining room, fully equipped kitchen, cozy living room with fireplace, additional guest lounge, laundry area, guest toilet, and private garage.

First Floor:

Four bedrooms and two bathrooms. The master suite features a walk-in wardrobe and an en-suite bathroom with both hydromassage bathtub and shower. Two double bedrooms with fitted wardrobes and a comfortable guest room complete this level.

Basement:

Over 100 m² of open space, offering great potential to be transformed into a gym, wine cellar, game room, or entertainment area.

Exterior:

The property is surrounded by a large garden with fruit trees, creating a peaceful and private atmosphere. The outdoor dining area is perfect for gatherings with family and friends.

Location:

Situated in Santa Margarita, one of the best residential areas of the Campo de Gibraltar, only 700 meters from the Mediterranean beach, and close to all amenities — schools, supermarkets, hospital, and more.

- La Línea de la Concepción & Gibraltar: 5 minutes
- Sotogrande: 10 minutes
- Málaga Airport: 1 hour

This villa is a true gem — combining tranquility, comfort, and proximity to everything you need. Don't miss this unique opportunity to make it your new home!





