

## 1 soveværelse Lejlighed til salg i San Roque, Cádiz

246.000€

















This charming one-bedroom apartment is located in Torreguadiaro, just moments from the beach, the marina and the relaxed lifestyle the area is so well known for. With a total built area of 50.06 m<sup>2</sup> and an exceptional amount of outdoor space, the property offers a wonderful balance between indoor comfort and outdoor living








The apartment features a bright living area that opens onto generous terraces, including an open terrace of 26.05 m<sup>2</sup> and a spacious covered terrace of 35 m<sup>2</sup>, both enjoying lovely open views and creating the perfect setting for dining, relaxing or entertaining throughout the year. The bedroom is well proportioned and the layout makes excellent use of the interior space, ideal as a main residence, holiday home or investment

The community is well maintained and offers communal gardens and a swimming pool, with low running costs of approximately €58 per month. The property also benefits from exterior parking within a secure area, available for around €30 per month

Set within easy walking distance of Torreguadiaro's beach, restaurants and cafés, and just minutes from Sotogrande, this is a fantastic opportunity to own a low-maintenance home with generous terraces in one of the most charming coastal villages in the area

-  1 soveværelse
-  Svømmepøl
-  apartamento
-  cocina equipada
-  jardín comunitario
-  piscina comunitaria
-  urbanizacion privada

-  1 badeværelse
-  aire acondicionado
-  armarios empotrados
-  edificio con garaje
-  luminoso
-  solárium
-  vistas al mar

-  50m<sup>2</sup> Byg størrelse
-  amueblado
-  cocina amueblada
-  exterior
-  parking
-  terraza
-  ático