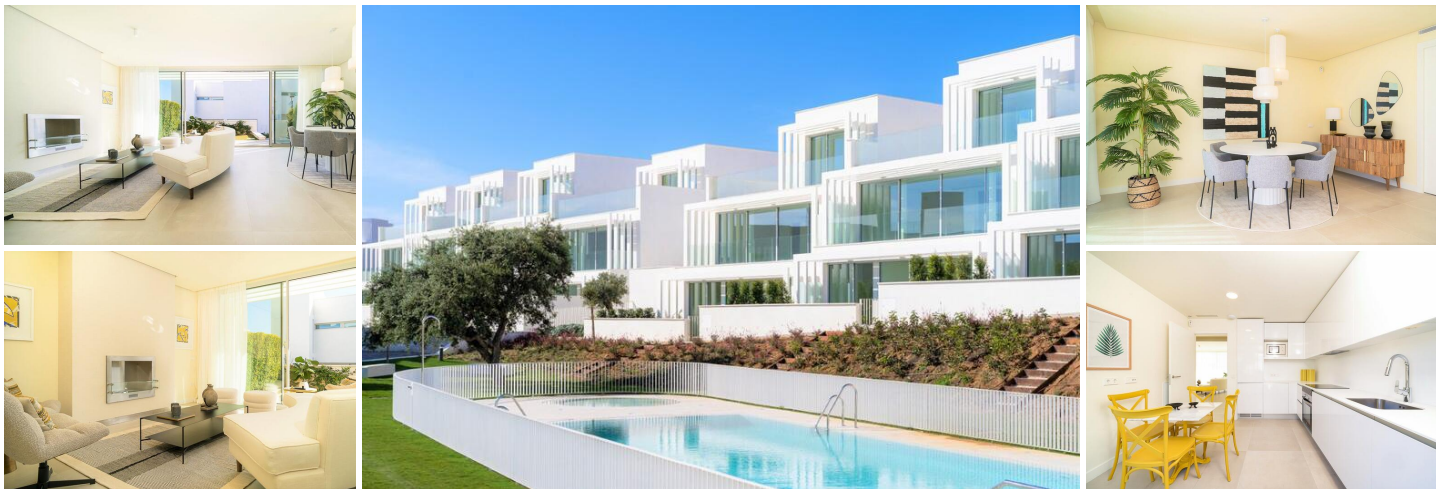


## 3 bedroom Villa for sale in San Roque, Cádiz

560,000€



### KEY READY!

Villas of contemporary design, open spaces & large, floor to ceiling windows.

Option of 3 bedrooms with large terraces, balconies & beautiful gardens.

This spectacular property offers a ground floor with a huge living/dining room, a separate fully fitted kitchen & a guest washroom (toilet & basin).

On the 1st floor: 2 spacious bedrooms with balconies & 1 family bathroom.

On the 2nd Floor: 1 master bedroom & its own en-suite bathroom with a spacious solarium.

A large basement with double garage & a storage room.





Situated in a gated community with security, these homes are at the service of comfort & peace of mind. The construction details, both in the urbanisation & in the villas, are especially designed to make life easier. We anticipate your needs so that all you have to do is enjoy!

This exclusive development is located in Sotogrande. An exquisite, well known & well sought after destination. Located on the Mediterranean coast, in the municipality of San Roque in the province of Cádiz, this high-level urban complex adjoins the Los Alcornocales natural area & the mouth of the Guadiaro river.

The urbanisation has a private gym, 2 paddle tennis courts, a jogging circuit, communal swimming pools for adults & children, & an internationally renowned clubhouse on a world famous golf course "La Cañada Golf". The Marina & its Yacht Club, the restaurants, the shops, the golf courses & the various sports activities are just a few examples of the facilities that Sotogrande offers its residents. Nature, tranquillity, privacy, sport & exclusivity!

### KEY READY!

From 560,000 Euros, do not hesitate to contact us now for more information!

- |  |   |  |
|--|---|--|
|  3 bedrooms                  |  2 bathrooms |  179m <sup>2</sup> Build size |
|  268m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Air Conditioning   |
| <input checked="" type="checkbox"/> Air Con (Pre-Installation)   | <input checked="" type="checkbox"/> Fireplace   | <input checked="" type="checkbox"/> Fitted Kitchen   |
| <input checked="" type="checkbox"/> Clinic - Within 5 minute drive   | <input checked="" type="checkbox"/> Hospital - Within 5 minute drive                            | <input checked="" type="checkbox"/> Pharmacy - Within 5 minute drive   |
| <input checked="" type="checkbox"/> Bank - Within 15 minute drive  | <input checked="" type="checkbox"/> Bars & Restaurants - Within 5 minute drive                  | <input checked="" type="checkbox"/> Beach - Within 15 minute drive   |
| <input checked="" type="checkbox"/> Park - Within 15 minute drive  | <input checked="" type="checkbox"/> Shops - Within 5 minute drive                               | <input checked="" type="checkbox"/> Golf - On the Complex  |
| <input checked="" type="checkbox"/> Garden - Private   | <input checked="" type="checkbox"/> Terraced Areas  | <input checked="" type="checkbox"/> Garden - Communal  |
| <input checked="" type="checkbox"/> Pool - Communal  | <input checked="" type="checkbox"/> School - Within 5 minute drive                              | <input checked="" type="checkbox"/> Garage - Underbuild  |



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