

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
























499,000€



A magnificent 3 bedrooms townhouses with all the luxury of comforts, an exclusive setting and spectacular views, in the privileged enclave of the private urbanization of San Roque Club, next to the golf course. A dream come true. Hoyo17 San Roque Golf offers all that and much more. A private residential complex integrated into a prestigious 36-hole golf course, in an incomparable setting for living or investing: its semi-detached single-family homes make up a high standing living space where you can enjoy quiet and well-being

Playing 18 holes, enjoying a refreshing swim in the complex's private pool, toning up the body in a perfectly fitted gym or sunbathing in a magnificent solarium are some of the privileged leisure and life possibilities offered by Hoyo17 San Roque Golf. A wise choice that also offers homes that are distinguished by their avant-garde design, by their spacious and well-used spaces, some with orientation to golf, by their qualities and finishes and by the perfect combination of light and nature for a true life of luxury.

Exclusive 3 bedroom homes distributed over 2 or 3 levels, depending on the type, a large majority facing south, with private gardens bordering the golf course and 2 parking spaces (outdoor or underground). Upon accessing the ground floor we are greeted by a spectacular living room - dining room with an integrated kitchen. The light that floods the entire room comes from large windows that give access to the porch and the garden. Going up to the first floor are the main bedrooms and bathrooms, many of them with views of the countryside. And on the top floor you can enjoy a magnificent solarium. The comfort of these magnificent homes is guaranteed throughout the year thanks to a wonderful winter / summer climate control with high energy efficiency and totally silent operation. Amazing prices from 499,000 euros. Contact us now for more information!

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|  3 bedrooms                      |  2 bathrooms                                |  269m <sup>2</sup> Build size      |
|  260m <sup>2</sup> Plot size     |  Swimming Pool                              |  Air Conditioning                  |
|  Fireplace                       |  Fitted Kitchen                             |  Utility Room                      |
|  Clinic - Within 15 minute drive |  Hospital - Within 30 minute drive          |  Pharmacy - Within 15 minute drive |
|  Bank - Within 15 minute drive   |  Bars & Restaurants - Within 5 minute drive |  Beach - Within 15 minute drive    |
|  Park - Walking Distance         |  Shops - Within 15 minute drive             |  Golf - Frontline                  |
|  Terraced Areas                  |  Private Parking                            |  Garden - Private                  |
|  School - Within 15 minute drive |  Gated Community                            |  Pool - Communal                   |



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