

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

4,500,000€







The San Roque Golf Resort is a gated resort featuring two championship golf courses, recently completely reformed with an impressive club house offering fine dining and a busy social life for its members. Also within the resort is an equestrian centre and a commercial centre with restaurants, cafes, and a supermarket.

Within a few minutes' drive is the famous resort of Sotogrande, with the huge marina, beautiful spacious beaches, world class golf clubs, tennis club, beach club and international polo club. This whole area is one of the most prestigious and popular destinations on the Costa del Sol.

This beautiful 6 bedroom architect designed villa literally takes your breath away upon entering it, with the panoramic views from the spacious living area, across the garden to the golf course. The sense of space is immediately apparent, with floor to ceiling glass doors that slide back to open up the main living area, extending it onto the huge wrap-around terrace and into the garden and beyond.

Built on a corner plot, at the end of a cul-de-sac and mostly surrounded by the golf course, virtually every room has views onto the golf and gardens. The villa has been constructed on two main levels, with the main entrance into the large open-plan living and separate tv area, leading round to the large dining area and into the Italian designed kitchen. Also on this level is a study room. and the huge master bedroom with separate dressing room, and en-suite bathroom.

A spectacular staircase leads down to the lower level, which accommodates, four large bedrooms, each with en-suite bathroom, a guest/staff apartment, golf simulator room, wine bodega with bar, a home cinema, and a spacious games room, sauna and gymnasium, again with views out to the golf course and gardens.

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|--|---|--|
|  6 bedrooms                    |  6 bathrooms |  1,220m <sup>2</sup> Build size |
|  3,700m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> South-east orientation   |
| <input checked="" type="checkbox"/> Private garage   | <input checked="" type="checkbox"/> 6 parking spaces  | <input checked="" type="checkbox"/> Private garden   |
| <input checked="" type="checkbox"/> Private pool   | <input checked="" type="checkbox"/> Front line golf   | <input checked="" type="checkbox"/> Mountainside   |
| <input checked="" type="checkbox"/> Amenities near   | <input checked="" type="checkbox"/> Fully fitted kitchen  | <input checked="" type="checkbox"/> Utility room   |
| <input checked="" type="checkbox"/> Fireplace  | <input checked="" type="checkbox"/> Marble floors   | <input checked="" type="checkbox"/> Jacuzzi  |
| <input checked="" type="checkbox"/> Sauna  | <input checked="" type="checkbox"/> Basement  | <input checked="" type="checkbox"/> Guest room   |
| <input checked="" type="checkbox"/> Storage room   | <input checked="" type="checkbox"/> Gym   | <input checked="" type="checkbox"/> Alarm  |