

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

486,000€







This brand new townhouse enjoys a unique double North-South orientation, ensuring an abundance of natural light throughout the day, allowing you to relish every sunrise and sunset. As you step inside, a spacious hallway leads to an expansive open-plan kitchen, living, and dining area, seamlessly connecting with the outdoors through wide double terrace doors. The ground floor also houses a guest bathroom and a dedicated laundry area.

The open-plan interior seamlessly extends to the exterior, offering unobstructed views of the terrace and private garden through full-width terrace doors. The smart layout encourages al fresco living, epitomizing the essence of life on the Costa del Sol.

On the upper floor, you'll find four double bedrooms, all equipped with fully fitted wardrobes, and two complete bathrooms. The master has an en-suite bathroom and access to a private terrace, while two of the bedrooms provide direct access to an outdoor terrace, creating the perfect setting to start your day surrounded by nature. Parking is effortlessly convenient with a dedicated space, including designated parking for golf buggies, catering to golf enthusiasts.

Surrounded by the rich history of the Domecq Family's former residence, the San Roque Golf Club stands as a golfing institution with a remarkable record of hosting prestigious championship events. At its heart lies the magnificent Domecq mansion, steeped in character and history.

San Roque caters seamlessly to the needs of modern international families, boasting a vibrant array of shops, restaurants, and recreational activities. The renowned Sotogrande International School is conveniently nearby, ensuring an exceptional education for your children. Just a short drive away, Sotogrande Marina beckons, and the

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|  4 bedrooms                 |  2 bathrooms |  198m <sup>2</sup> Build size |
|  45m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> 35 m <sup>2</sup> terrace  |
| <input checked="" type="checkbox"/> Carport garage  | <input checked="" type="checkbox"/> 2 parking spaces  | <input checked="" type="checkbox"/> Private garden   |
| <input checked="" type="checkbox"/> Communal pool   | <input checked="" type="checkbox"/> Front line golf   | <input checked="" type="checkbox"/> Mountainside   |
| <input checked="" type="checkbox"/> Amenities near  | <input checked="" type="checkbox"/> Air conditioning  | <input checked="" type="checkbox"/> Fully fitted kitchen   |
| <input checked="" type="checkbox"/> Double glazing  | <input checked="" type="checkbox"/> Brand new   | <input checked="" type="checkbox"/> Guest toilet   |
| <input checked="" type="checkbox"/> Private terrace   | <input checked="" type="checkbox"/> Country view  | <input checked="" type="checkbox"/> Golf view  |
| <input checked="" type="checkbox"/> Laundry room  | <input checked="" type="checkbox"/> Covered terrace   | <input checked="" type="checkbox"/> Fitted wardrobes   |