



5 bedroom Villa for sale in San Roque, Cádiz

1,150,000€



Modern villa with fabulous views of the sea and located in the surroundings of Sotogrande.

The house, of about 280 meters built on a plot of 1031 meters, is distributed in three heights: 1st and 2nd floor, and basement. On the ground floor (113 m2) we find the living-dining room with fireplace, spacious and very bright with access to a splendid terrace with wonderful views of the sea, an equipped kitchen, and a large double bedroom, as well as a bathroom. The first superior (92 m2) has three bedrooms and two bathrooms, one of them en suite, laundry room and two more terraces. In the basement (72.5 m2) there is a bedroom and a bathroom as well as the double garage area.

In terms of comfort, we have air conditioning with an inverter heat pump and electric security shutters in most rooms. Also noteworthy:

- Solar panels for ACS production.
- External lighting controlled from the inside with independent circuits.
- Beacon-type exterior lighting.

Outside we find the garden and the pool (8x4 meters) where you can enjoy magnificent evenings with its spectacular views of the sea, the Port of Sotogrande, Gibraltar and the African Coast.

It has all the imaginable services at hand: doctor, pharmacy, bars, restaurants, etc.. .

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|------------------------------------|---------------------|------------------------------|
| 5 bedrooms | 4 bathrooms | 278m ² Build size |
| 1,038m ² Plot size | Segunda Mano | Plazas Garaje: 1 |
| Primeras Calidades | Playa - Próximo | Sur |
| Vistas Mar y Montaña | Cocina Americana | Cocina Amueblada |
| Playa - Próximo | 10 - 20 Años | Suelo Laminado - Madera |
| Climatizacion a/a f/c centralizado | Agua Caliente Solar | Calefaccion Bomba Frío Calor |
| Ventana Aluminio Climalit | Techo Altos | Parabólica Satélite |
| Energía Solar | Cableado | Armarios empotrados |



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