

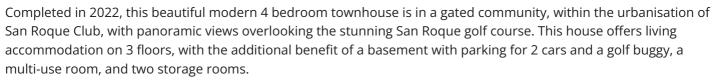
## 4 bedroom Townhouse for sale in San Roque, Cádiz 899,000€











Located within walking distance of the club house, with it's superb restaurant, and a short distance to the horse riding centre, and access to the national parks for walking and cycling, this property offers all the peace and tranquillity of the countryside, yet is only an 8 minute drive to the fabulous amenities of Sotogrande Marina.

On the ground floor, the entrance of the house leads into the open plan lounge and dining area, with large patio doors that give direct access to the terrace and garden, with views to the golf and countryside. The kitchen is of an open design and comes fully fitted with top quality appliances, and there s also a utility room and a guest toilet on this floor.

On the first floor there are 3 bedrooms, one of which is the master, with ensuite dressing room and bathroom and patio doors to the terrace, also with stunning views over the golf course. The other two bedrooms on this floor, have small balconies with views to the communal swimming pool, and there is a separate family bathroom on this level. On the top floor is the fourth bedroom - currently in use as an office, with another bathroom and access to the roof terrace, from where you can see the sea.

This townhouse is part of a small community, which offers the residents mature communal gardens as well as a communal swimming pool, and a resident's lounge with gym, and spa area. This is a spacious modern home, filled with light in an excellent location.

4 bedrooms

♣ 342m² Plot size

Private garage

▼ Front line golf

Air conditioning

Basement

Solarium

Guest toilet

🖕 4 bathrooms

South orientation

2 parking spaces

✓ Mountainside

**☑** Fully fitted kitchen

✓ Storage room

Security entrance

Private terrace

272m<sup>2</sup> Build size

23 m² terrace

Private garden

Amenities near

✓ Utility room

**☑** Gym

✓ Double glazing

Sea view