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**795,000€**



This beautiful south facing villa is opposite the 17th hole of Arcos Golf, the Exclusive and spectacular golf course surrounded by a wide variety of wildlife and plants, with views over the countryside, surrounding lakes and the town of Arcos de la Frontera on a cliff, in the province of Cádiz. The luxury villa is in perfect condition and has a total area of 400 m<sup>2</sup> on a plot of 2435 m<sup>2</sup>. The villa consists of three levels and has a large living room with fireplace, a fully enclosed winter terrace, very spacious Siematic kitchen with Gaggenau appliances and Gröhe taps, 6 bedrooms with lots of natural light, 4 bathrooms and a beautiful view over the golf course. Surrounding the house is a lush garden with an automated salt water swimming pool and a beautiful veranda. This spectacular villa also has a large garage for 2 cars and a buggy, a roof terrace, winter and summer terrace 100% open and close by means of glass doors, solar panels, automatic watering system, marble floors, underfloor heating, alarm, 24 hour security, etc. A wonderful home to relax and enjoy the impressive view. Connected by motorway to major cities such as Seville (60 minutes) Jerez de la Frontera (20 minutes) and Marbella (120 minutes)

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|--|--|---|
|  6 bedrooms                    |  4 bathrooms      |  400m <sup>2</sup> Build size            |
|  2,435m <sup>2</sup> Plot size |  24 Hour Security |  24-hour-security                        |
|  Air conditioning              |  alarm-system     |  Central Heating with Individual Counter |
|  Close to Golf                 |  Close to schools |  Close to Shops                          |
|  Close to town                 |  Covered terrace  |  ensuite bathroom                        |
|  Fireplace                     |  Fitted Wardrobes |  Frontline Golf                          |
|  Fully Fitted                  |  Garage           |  Golf                                    |
|  Good                          |  Investment       |  Luxury                                  |



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