

3 bedroom Villa for sale in San Roque, Cádiz

860,000€

Recently renovated single-storey villa located in a quiet cul-de-sac within Sotogrande Costa, designed for comfortable everyday living and combining modern finishes with a practical layout and an excellent location close to all amenities
























The house offers three bedrooms and two bathrooms, with a particularly spacious master bedroom including an ensuite bathroom, while the remaining two bedrooms share a family bathroom. The main living and dining area is large and filled with natural light, creating a welcoming central space for relaxing or entertaining. The kitchen is fully equipped with quality appliances, including an integrated wine fridge, and has direct access to the garden

Outside, the property features a generous private garden with plenty of space for outdoor dining, play or further development. There are still unused square metres that could be incorporated into the living space, and a current plan exists to add two additional bathrooms, making all bedrooms ensuite. There is also a small casita in the garden that can be refurbished to create a guest suite, studio or storage area. The plot allows for the construction of a private swimming pool, and 15 of the 22 neighbouring homes have already done so. A shared community pool with sun loungers is located directly next door for convenience

Additional features include a covered carport for two cars and a private gated entrance shared only by the few properties on this street, located within the larger 24-hour security macro-community of Sotogrande

The location is one of the property's main advantages, within walking or cycling distance to Bunker Beach and just a few minutes' drive from Sotogrande International School, golf courses and the marina

This home offers a practical, well-maintained and secure environment in one of Sotogrande Costa's most established

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|  3 bedrooms |  2 bathrooms |  200m ² Build size |
|  1,000m ² Plot size |  Swimming Pool |  aire acondicionado |
|  armarios empotrados |  buen estado |  calefacción central |
|  cocina amueblada |  cocina equipada |  edificio con garaje |
|  exterior |  jardín |  jardín comunitario |
|  luminoso |  parking |  piscina |
|  piscina comunitaria |  reformado |  terraza |
|  urbanizacion privada |  vigilancia 24h | |