



## Detached Villa for sale in Guadiaro, San Roque

400 000 €

Référence: R5050192    Chambres: 4    Bain: 3    Terrain: 778m<sup>2</sup>    Construite: 184m<sup>2</sup>





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## Costa de la Luz, Guadiaro

**DETACHED VILLA IN PUEBLO NUEVO DE GUADIAIRO – HUGE POTENTIAL FOR TRANSFORMATION & CAPITAL GROWTH** A rare opportunity to transform and add value in one of the Costa del Sol's most desirable up-and-coming locations. Situated in the very heart of Pueblo Nuevo de Guadiaro, this spacious 4-bedroom, 2.5-bathroom detached villa sits on a generous 778 m<sup>2</sup> plot. While the property is in need of a full renovation, it presents an exceptional canvas for those looking to create a bespoke family home, holiday retreat, or high-return investment property. Key Highlights:

- **Ample Space & Flexible Layout:** With 184 m<sup>2</sup> of living space, this villa offers endless possibilities to redesign and modernize, allowing you to craft bright, open-plan interiors tailored to your lifestyle.
- **Lush Private Garden & Pool:** The mature garden, with avocado and lemon trees, creates a private oasis complemented by a private pool, covered terrace, and an enclosed rear terrace—ideal for outdoor living and entertaining.
- **Prime Location:** Walking distance to local shops, restaurants, schools, and minutes from Sotogrande Marina, beaches, and golf courses, making it an unbeatable location for both lifestyle and investment.
- **Full Renovation Required – Huge Potential:** The property requires comprehensive refurbishment, providing savvy buyers with an opportunity to create significant capital appreciation. In a thriving area like Pueblo Nuevo, renovated homes are in high demand and command premium prices.
- **South-East Orientation:** Ensures abundant natural light throughout the day, enhancing your future design choices.

**Why Invest Here?** This property is a blank canvas in a booming neighborhood, offering the perfect combination of location, land size, and potential for capital growth. Properties like this, with renovation upside in such a strategic position, are increasingly scarce. ✓ Serious investors, renovators, and visionary homeowners – viewing is highly recommended. Book your private tour today and see the potential for yourself. Revised Headlines: 1. Detached Villa with Huge Renovation Potential & Capital Growth in Pueblo Nuevo de Guadiaro 2. Transform & Add Value: Detached Villa with Pool & Garden in Prime Pueblo Nuevo 3. Rare Investment Opportunity – Renovation Project in the Heart of Pueblo Nuevo



## Spécification:

**Orientation**

Sud-Est

**Vues**

Jardin

**Paramètre**

Près de la mer

Proche des magasins

Près des écoles

Ville

Village

**Condition**

Rénovation requise

**Piscine**

Private

**Jardin**

Private

**Catégorie**

Investissement

Marchander

Bon marché