



## Detached Villa for sale in Los Barrios, San Roque

595,000 €

Reference: R5129590 Bedrooms: 4 Bathrooms: 3 Plot Size: 1,200m<sup>2</sup> Build Size: 214m<sup>2</sup> Terrace: 45m<sup>2</sup>







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## Costa de la Luz, Los Barrios

Charming Riverside Villa in Guadacorte – A Private Retreat Surrounded by Nature Discover this cozy detached villa located in a privileged setting in Guadacorte, right by the river and surrounded by native vegetation. With a 1,200m<sup>2</sup> plot and a built area of 214m<sup>2</sup>, this property offers a private environment—ideal for those who value peace, nature, and proximity to all amenities. The main house is distributed over two floors. On the ground floor, you'll find a bedroom with an en-suite bathroom, a semi-open kitchen, and a comfortable living room with a fireplace that invites relaxation. The upper floor features three additional bedrooms and a full bathroom, offering plenty of space for family or guests. The property is sold fully furnished and equipped, ready to move in. The outdoor space is a true oasis. The landscaped garden surrounds the house and offers multiple corners to enjoy the pleasant weather year-round. The private pool, accompanied by a large sun terrace with open views of the river, is perfect for leisure or gatherings with family and friends. There's also a separate building with a third bathroom, ideal for serving the pool area. From the property, there is direct access to the riverbank, offering the perfect setting for water activities like paddleboarding, kayaking, or simply enjoying nature up close. The property includes convenient vehicle access, a covered parking area, and a storage room. Additional features include air conditioning, tiled floors, fitted wardrobes, and other practical details that make this a complete and functional home. Location and surroundings: an unbeatable advantage Located right on the riverfront in Guadacorte, this property allows you to enjoy a unique natural environment just a few steps from the water. It is also just minutes away from supermarkets, schools, sports facilities, restaurants, and fast motorway connections to Algeciras, Los Barrios, Gibraltar, and the Cádiz coast. A perfect property as a main residence, holiday home, or investment for vacation rentals.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
Fiber Optic

### Views

Country  
Lake

### Pool

Private

### Garden

Private

### Utilities

Electricity

### Orientation

East

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Covered  
More Than One