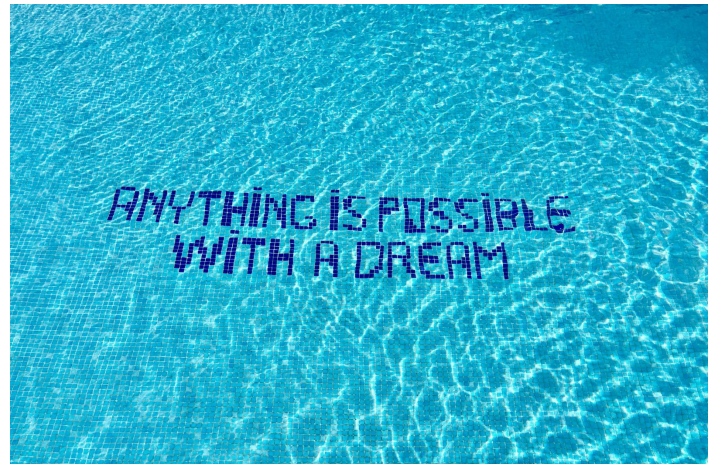




## Detached Villa for sale in Los Barrios, San Roque

450.000 €

Referenz: R5199292 Schlafzimmer: 4 Badezimmer: 3 Grundstücksgröße: 495m<sup>2</sup> Garten: 229m<sup>2</sup> Terrasse: 120m<sup>2</sup>





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## Costa de la Luz, Los Barrios

This charming single-level, 4 bedroom, 3 bathroom villa in Los Barrios offers comfort, privacy, and modern finishes in a peaceful residential setting. Set on a 495 m<sup>2</sup> corner plot with 229 m<sup>2</sup> built, the home enjoys open views over green land, Gibraltar, and excellent privacy. Originally built in 2004, the villa has been extensively renovated this year (2025), with more than €50,000 invested in upgrades, including a new kitchen, tiling throughout, a large glass curtain terrace, and a full interior & exterior repaint. The result is a fresh, move-in-ready home that blends modern style with easy Mediterranean living. The property was refurbished for personal use with great attention to detail and care. The property is arranged on one level and features four bedrooms, a bright and spacious living area opening onto the terrace with access to a large 40m<sup>2</sup> private swimming pool and a separate 5m<sup>2</sup> heated spa. The pool area is fully tiled and decorated with potted plants, bringing greenery to the space while keeping maintenance simple. There's also a garage/driveway with generous storage and on-site parking for three cars. There are three bedrooms that share two complete bathrooms, all with fitted wardrobes. The master is well proportioned with a large dressing area and ensuite bathroom. Every bedroom has both airconditioning or ceiling fan if you prefer a more energy efficient option. The kitchen is fully equipped and outside there is a utility room and larder. At the back of the house there are three storage units, ideal for putting luggage, additional furniture and equipment. There is a wide-open national park directly beside the house and two town parks within 2 and 5 minutes' walking distance, ideal for families and morning walks, while the nearby Palmones estuary — a protected nature reserve — is just 5 minutes drive away and a favorite spot for dog walkers and nature lovers. The villa is within walking distance of shops, cafés, vets, and local amenities and just a short stroll to Palmones, a charming fishing village known for its excellent seafood restaurants and relaxed beach atmosphere. With its privacy, green surroundings, and convenient location close to Gibraltar (14km), Algeciras (5km), and Sotogrande (15km), this home offers the perfect balance between everyday comfort and the laid-back Andalusian lifestyle. The current owners are relocating to the USA, and the property may therefore come fully furnished at no extra cost or empty if preferred.



## Eigenschaften:

### Merkmale

In der Nähe des Transports

Private Terrasse

Badezimmer

Einstellungsschränke

W-lan

### Ansichten

Land

Straße

### Orientierung

Süden

### Klimakontrolle

Klimaanlage

Zentralheizung

### Einstellung

In der Nähe des Hafens

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

Stadt

Vorort

Dorf

In der Nähe von Marina

### Möbel

Voll eingerichtet

Optional

### Parken

Garage

Privat

### Zustand

Exzellent

Kürzlich renoviert

### Pool

Privat

### Küche

Voll ausgestattet

### Garten

Einfache Wartung

### Kategorie

Schnäppchen

Billig

Wiederverkauf