



# Detached Villa for sale in Torreguadiaro, San Roque

730,000 €

Reference: R5230249 Bedrooms: 4 Bathrooms: 3 Build Size: 191m<sup>2</sup>





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## Costa de la Luz, Torreguadiaro

A Rare Detached House on "The Hill";

This 4 bedroom, 2 1/2 bathroom, 191m2 detached house is a rare find.

It is not only beautifully refurbished, it offers the much coveted location on the hill - "the first loop". It also has some interesting features like a sea view roof terrace, wrap around outside space, and off street parking.

The outside space, where we spend most of our lives, is so well put together with a plunge pool (note its 3 minutes walk to the beach! ) and a covered parilla area for barbecuing. There are also raised plant beds to grow your own herbs for cooking.

Internally the property is bright, uncluttered and tastefully refurbished. The ground floor bedroom is large with natural light and currently being used as a home office. There is a w/c on the ground floor for convenience. The kitchen is a lovely Schmidt kitchen recently completed & under warranty.

On the first floor the light floods into the 2 bedrooms facing towards the sea: both which have access to a large terrace and have some sea views. The back bedroom is large with a Juliet balcony. On this floor there are 2 refurbished bathrooms, one is en-suite to the large master bedroom.

Up top the large roof terrace provides nice sea views and a great place to exercise with the views or have a sun-downer/morning coffee watching the sunrise.

Finally, if you know Torreguadiaro, you know.

A beachside town locked against the sea because the A-7 goes around the back. New developments and 2 hotels are coming because it is "prime location" with 20 restaurants, one of the top beaches in mainland Spain, and a walk to the port of Sotogrande. People have got wise to this and are front-running what is coming. Prices are poised to accelerate upwards and this property for all you get is a great price per m2.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
WiFi  
Barbeque

### Views

Sea  
Urban

### Pool

Children`s Pool

### Parking

Private  
Open

### Orientation

South East

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Marina

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Garden

Private  
Easy Maintenance

### Category

Resale