

240-02812P  
Available

## SAN ROQUE

**495,000€**



### FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Kitchen Equipped
- Airconditioning
- Close To Schools
- Fully Furnished
- Fully Fitted Kitchen
- Close To Golf
- Internet Wifi
- Balcony
- Double Glazing
- Fitted wardrobes
- Gated Community
- Excellent Condition
- Good Condition
- Security Service 24h
- Garden View
- Pool View
- Fully Furnished
- Communal Pool
- Communal Car Park
- Private Garden

Situated within the prestigious San Roque Golf Club urbanisation, this attractive end-of-terrace townhouse for sale offers space, privacy, and a relaxed golf-side lifestyle in one of southern Spain's most desirable residential areas. The property comprises 3 bedrooms and 3 bathrooms, thoughtfully laid out across a built area of 256.44 m<sup>2</sup> on a 180 m<sup>2</sup> plot. With a south-west orientation, the home enjoys excellent natural light throughout the day and beautiful afternoon sun, enhancing both the interior spaces and outdoor areas. Designed for comfortable living, the townhouse features a modern open-plan living and dining area, ideal for entertaining or everyday family life. The fully equipped kitchen with dining space connects seamlessly with the living area, creating a practical and inviting environment. As an end-of-terrace home, it benefits from added privacy and a more peaceful setting. Outdoor living is equally appealing, with a small private garden that blends effortlessly into the well-maintained communal gardens. Residents also enjoy access to a communal swimming pool, perfect for relaxing during the warmer months. Off-street parking adds convenience and ease of access. Located just minutes from the renowned golf courses and only 10 minutes from Sotogrande Port, the property offers quick access to shops, restaurants, and marina life, while Gibraltar Airport is within easy reach, making it ideal for international buyers. Built in 1999, this San Roque Golf Club property for sale represents an excellent opportunity for those seeking a permanent home, holiday retreat, or investment in a prime golf community close to Sotogrande and Gibraltar.

<b>Interior Size:</b>	256m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	180m <sup>2</sup>	<b>Price per sqm:</b>	£1,933.59
<b>Furnishing:</b>	Fully Furnished		

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