BMI GROUP
ESTATE AGENTS

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240-02352P
Available

SAN ROQUE

2,750,000€











FEATURES

- 7 Bedrooms
- 5 Bathrooms
- Private Terrace
- Kitchen Equipped
- Living Room
- Sea views
- Golfview
- Automatic Irrigation System
- Laundry Room
- Internet Wifi
- Covered Terrace
- Electric Blinds
- Fitted wardrobes
- Gated Community
- Garden View
- Airconditioning
- Underfloor Hheating Bathrooms
- Underfloor Heating Partial
- Fully Fitted Kitchen
- Utility Room
- Fire Place
- Marble Floors
- Jacuzzi
- Close To Golf
- Basement
- Game Room
- Storage room
- Alarm
- Balcony
- Double Glazing
- Excellent Condition
- Fitted Kitchen
- Barbecue
- Guest toilet
- Private Pool
- Private Parking
- Private Garden

Bedrooms: 7 | Bathrooms: 5 + guest WC | Built: 1999, fully upgraded 2005 | Frontline golf: 1st hole, Old Course | Views: New Course, sea & Sierra Bermeja | Pool with cascades & hot tub Some villas sit near the golf. This one starts at the first tee. Set on the first hole of the Old Course in the prestigious San Roque Club, this impressive frontline villa enjoys breathtaking views east over the New Course towards the sea, with the mountains of the Sierra Bermeja to the north-east. Built in 1999 and fully upgraded in 2005, it offers generous space, beautiful views and plenty of room for family and guests. What are the living spaces like? A beautiful entrance hall leads into a large sunken formal lounge with a grand fireplace and several seating areas, an elegant and inviting space for both family evenings and entertaining. From here, the lounge opens onto an enclosed terrace with comfortable seating and a large dining area. Fitted with glass curtains, it lets you dine outside in warm and cooler months alike without losing the views. What is the kitchen like? The classic-style kitchen has granite worktops, quality appliances including an American-style fridge-freezer, and an island with an adjoining kitchen table for everyday meals. Next to it is a formal dining room, and further along the hall a separate, cosy family room with several seating areas. What are the bedrooms like? The villa has seven bedrooms and five bathrooms, plus a guest WC downstairs. A charming "hidden door" in the formal lounge leads to two downstairs guest bedrooms with a shared bathroom, a lovely touch that gives visitors their own private wing. What is the outdoor space like? The pool complex is one of the villa's real highlights, with cascading water features and a hot tub, all looking out over the golf course towards the sea. Who is this property best suited to? Golf lovers, large families and anyone who loves having guests to stay. With its generous ...

Interior Size:	856m^2	**Rates:**	TBC
Exterior Size:	166m^2	**Service Charges:**	TBC
Plot Area:	3628m^2	**Price per sqm:**	£2,928.65

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