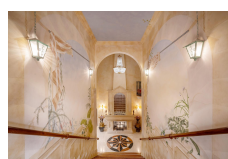


240-02546P
Available

SAN ROQUE

4,700,000€



A Luxurious Villa in San Roque Golf Club Estate Discover a splendid and fantastically located front-line golf property for sale in the prestigious San Roque Golf Club estate. This exceptional villa, constructed in 1991, is set across three prime golf course-facing plots, offering a total ground size of 4,578 m². Positioned on a quiet street, this property provides the perfect blend of privacy and accessibility. Grand Entrance and Impressive Features Upon entering the villa, you are greeted by a large entrance driveway leading to an impressive front door and entrance hall, which features a unique wood-burning fireplace. The spacious design and high ceilings throughout the home create an atmosphere of grandeur and sophistication. Elegant Living Spaces The ground floor boasts expansive living areas, including a large drawing room, a private dining room, and a bar area. Each room opens onto a covered terrace, offering enchanting views of the meticulously landscaped gardens. The fully fitted kitchen, equipped with top-of-the-line Gaggenau appliances, features four ovens, two double-door fridges, and a large pantry storage room with access to the basement storage and wine cellar. Additionally, there is a separate, generously sized laundry room with a small office space. Luxurious Accommodation This superior property offers 4 bedrooms and 4 bathrooms, alongside a guest/staff apartment complete with a sitting room, kitchen, bedroom, bathroom, and private patio. The master bedroom, located on the ground floor, includes a large en suite bathroom with a sauna, a mezzanine study, and a fully fitted dressing room. It also opens into the drawing room and garden, which features a putting green. The remaining three en-suite bedrooms are located on the first floor, each with access to a large terrace that provides stunning views of the golf course and sea. This floor also houses a walk-in linen cupboard and a hallway that connects the bedrooms to a large mezzanine ...

FEATURES

- 6 Bedrooms
- 5 Bathrooms
- Private Terrace
- Mountain Side
- Airconditioning
- Wine Cellar
- Fully Fitted Kitchen
- Country View
- Guest Apartment
- Utility Room
- Fire Place
- Golfview
- Office Room
- Heated Pool
- Under Floor Heating
- Close To Golf
- Automatic Irrigation System
- Storage room
- Bars
- Laundry Room
- Excellent Condition
- Dining Room
- Barbecue
- Security Service 24h
- Garden View
- Guest Toilet
- Private Pool
- Private Parking
- Private Garden

Interior Size: 1162m²
Exterior Size: 240m²
Plot Area: 4578m²

Rates: TBC
Service Charges: TBC
Price per sqm: £3,666.15