BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

240-02546P
Available

SAN ROQUE

4,700,000€











FEATURES

- 6 Bedrooms
- 5 Bathrooms
- Private Terrace
- Mounta In 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 Service24h
- Garden View
- Guest Toilet
- Private Pool
- Private Parking
- Private Garden

Plot: 4,578 m² (3 plots) | Bedrooms: 4 (all en-suite) + guest/staff apartment | Year built: 1991 | Frontline golf with direct course access | Heated pool | Underfloor heating throughout Some homes sit beside the golf course. This one opens right onto it. Set across three golf-facing plots totalling 4,578 m² on a quiet street in the prestigious San Roque Golf Club estate, this substantial frontline villa, built in 1991, offers a rare combination of privacy, space and direct access to the course. What is the entrance like? A large driveway leads up to an impressive front door and entrance hall, complete with its own wood-burning fireplace. High ceilings and generous proportions throughout give the whole house a real sense of grandeur. What are the living spaces like? The ground floor offers expansive living areas, including a large drawing room, a separate dining room and a bar area, each opening onto a covered terrace overlooking the beautifully landscaped gardens. The fully fitted kitchen is equipped with top-of-the-line Gaggenau appliances, including four ovens and two double-door fridges, plus a large walk-in pantry with access to the basement storage and wine cellar. There is also a separate, generously sized laundry room with a small office area. What are the bedrooms like? The master bedroom is on the ground floor, with a large en-suite bathroom with sauna, a mezzanine study and a fully fitted dressing room. It opens onto both the drawing room and the garden, where you'll find a putting green. The three further en-suite bedrooms are on the first floor, each with access to a large terrace with stunning views over the golf course to the sea. This floor also has a walk-in linen cupboard and a landing that links the bedrooms to a large mezzanine study, with secondary stairs down to the drawing room. Is there separate guest or staff accommodation? Yes. A self-contained guest or staff apartment has its own sitting room, kitchen, bedroom, bathroom...

Interior Size:	1162m^2	**Rates:**	TBC
Exterior Size:	240m^2	**Service Charges:**	TBC
Plot Area:	4578m^2	**Price per sqm:**	£3,666.15

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi