



## Vrijstaande Villa te koop in Torreguadiaro, San Roque

1.250.000 €

Referentie: R5017588 Slaapkamers: 4 Badkamers: 4 Plotgrootte: 1.110m<sup>2</sup> Perceelgrootte: 366m<sup>2</sup> Terras: 100m<sup>2</sup>





## Costa de la Luz, Torreguadiaro

The Refurbished Double Plot Beauty in Torre!

It is rare to find a large detached villa on the market in Torreguadiaro. What is more, to find a double plot property which has been refurbished is even rarer.

This property is in Punta Europa, a quiet gated community inside the town limits of Torreguadiaro. It offers an easy walk to all the bars, shops, restaurants, beach, and even to the Port of Sotogrande. Simply put it is a fantastic location.

The property itself is beautifully refurbished by one of the top German local builders. It offers Spanish charm with Danish quality of design. As you enter into the top floor, there are 2 large bedrooms (1 double sized as it is also a playroom), 2 bathrooms, and a beautiful open plan kitchen/living area connected to a large wooden deck with sea, Gibraltar, and Africa views. This floor is totally refurbished with underfloor heating and tasteful Scandinavian minimalism.

The basement floor, connected via an internal staircase, has a further bedroom and office area as well as a bathroom. This area could be refurbished further to add 2 more bedrooms/gym/home cinema.

Where this property sets itself apart is the outside space. With a double flat plot (again rare) totalling 1100m<sup>2</sup>, this property offers exactly what customers seek - a life outdoors. With a heated salt water pool, a large lawn, and a beautifully built pool house with a top of the range grill, as well a viewing solarium, it is impossible not to entertain well here.

If you understand Torreguadiaro, you will understand why this is an incredible investment - you cant find a village locked against the sea with no large "A" road passing through that allows you to walk to everything. Torreguadiaro IS the gastronomic route of San Roque, the Beach is voted one of the Top10 beaches in Mainland Spain, and developers have seen the intrinsic value bringing huge investment. If you were to turn this home into a 4/5 bed home, the price would jump up. The demand is never ceasing, as the Sotogrande Crowd have realised that Torreguadiaro and its community offers something that is very unique.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Zonbank  
WiFi  
Sportschool  
Speelzaal  
Gasten appartement  
Gastenverblijf  
Bijkeuken  
Houten vloeren  
Domotics  
Kelder  
Optische vezel

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Garden Views  
Pool Bekeken

### Zwembad

private Pool

### Tuin

private Garden  
aangelegde tuin  
Makkelijk te onderhouden tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Fotovoltaïsche zonnepanelen

### Zonorientatie

zuiden

### Ligging

Dicht bij strand  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dichtbij scholen  
Dichtbij jachthaven

### Meubilering

optioneel Furniture

### Beveiliging

Omheind complex  
Alarmsysteem  
Deurbel met intercom

### Categorie

Vakantiehuis  
Investering  
Bestaande bouw  
Modern

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Open haard  
Centrale verwarming  
Vloerverwarming

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

private Parking  
overdekte parkeerplaats  
More Than One