



# Detached Villa for sale in Torreguadiaro, San Roque

925,000 €

Reference: R5245321    Bedrooms: 6    Bathrooms: 4    Plot Size: 1,250m<sup>2</sup>    Build Size: 416m<sup>2</sup>





---

## Costa de la Luz, Torreguadiaro

Huge Sea View Villa, Walk to it All!

It's rare to find a sea view villa this big where you can actually walk to bars, restaurants, a secluded beach, in Torreguadiaro, at this price point.

This property is 416m<sup>2</sup> built on a 1250m<sup>2</sup> plot with 4 bedrooms in the main house, and a further 2 bedrooms in the guest apartment. The property needs refurbishment as well as a complete overhaul of the pool area, hence the price, which is more than €1000/m<sup>2</sup> under the current market average in Torreguadiaro.

If you understand Torreguadiaro, you will understand why its so unique. One of the few towns on the Costa del Sol where the A7 goes around the back, effectively making all properties "beachside" as only a small service road to cross to get to the beach. This is why big developers are coming to town like Acciona and Polo Hills with 2 luxury developments, hotels, as well as a shopping "Boulevard".

The town is known as the "gastronomic route" of San Roque Municipality, it has a top 10 voted beach in Mainland Spain by newspaper "El Pais", and its a community with lovely neighbours.

With Sotogrande on your doorstep, 20 mins walk to Port along beach if you want, its a rare gem of a location, but if you don't know, you don't know.

Properties of this size, with these views, and this easy access to the beach do not come to market often, with refurbishment you have a beautiful unique family home, holiday rental business, or a flip. Check out our video walkthrough to know more!

"



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Guest Apartment  
Utility Room

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Resale

### Orientation

East  
South East

### Condition

Fair  
Renovation Required

### Kitchen

Partially Fitted

### Parking

Garage  
Private  
More Than One

### Views

Sea  
Mountain  
Panoramic  
Pool

### Pool

Room for Pool

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Gas