

SAN ROQUE

270,000 €

REFERENCE R5330647

Discover Your Serene Retreat: An Exquisite 3-Bedroom Townhouse in the Heart of San Roque, Southern Spain

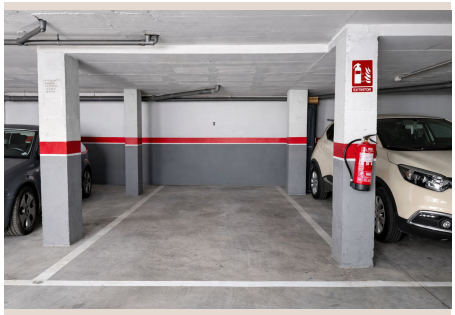
3	2	115 m²	30 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Nestled within the picturesque and historically rich town of San Roque, an unparalleled opportunity awaits the discerning buyer seeking an elegant yet comfortable lifestyle. Luxury Realty proudly presents this enchanting 3-bedroom townhouse, a testament to sophisticated living, offering a harmonious blend of traditional charm and modern convenience. Situated in a tranquil residential enclave, this property promises a sanctuary away from the everyday bustle, yet remains mere moments from the vibrant heartbeat of the community. It embodies the essence of Southern Spanish living, meticulously designed to cater to both relaxation and engaging social life.

San Roque, a true jewel in the crown of Southern Spain, is renowned for its captivating blend of historical heritage, breathtaking natural landscapes, and strategic proximity to some of Europe's most exclusive destinations. Located in the coveted province of Cádiz, Andalusia, this charming town offers an exceptional quality of life that attracts residents from around the globe. Golf enthusiasts will find themselves in paradise, with effortless access to world-famous courses such as Valderrama, Real Club de Golf Sotogrande, and Almenara, all just a short drive away. The glittering marinas of Sotogrande and La Línea de la Concepción are also within easy reach, offering myriad opportunities for sailing, indulging in fine dining experiences, and immersing oneself in vibrant social scenes. Furthermore, San Roque's enviable position provides seamless connections to Gibraltar, with its unique cultural tapestry and duty-free shopping, and the broader Costa del Sol, celebrated for its pristine beaches, lively resorts, and cultural attractions. This region offers an unparalleled Mediterranean lifestyle, combining glorious sunshine with rich traditions and modern luxuries.

The immediate vicinity of this exquisite townhouse boasts an array of essential amenities, ensuring every daily need is met with utmost convenience and ease. Residents can enjoy leisurely strolls to local shops, charming boutiques, authentic Spanish restaurants serving delectable cuisine, and inviting cafes perfect for a morning coffee or an afternoon treat. Lush, well-maintained parks provide serene green spaces for relaxation, recreation, and family enjoyment, making this an ideal setting for individuals and families alike who appreciate a community-oriented lifestyle without compromising on peace and privacy. This enviable location truly offers the best of both worlds: a peaceful residential haven complemented by the entirety of Southern Spain's cultural, recreational, and natural riches at your fingertips, making every day feel like a holiday.

Step inside this meticulously maintained residence, where thoughtful design and comfort converge to create an inviting and harmonious atmosphere. The ground floor unfolds into a practical yet elegant layout, beginning with a generously sized, separate kitchen. This culinary haven is fully equipped, boasting ample counter space, modern appliances, and clever storage solutions, perfect for preparing gastronomic delights for family and friends. Adjacent to the kitchen, a highly convenient utility and laundry area adds to the home's functional appeal, ensuring daily chores are handled with efficiency and discretion, keeping the main living areas pristine and uncluttered.

Beyond the kitchen, the bright and expansive living-dining room serves as the true heart of the home. Bathed in natural light streaming through large windows, this welcoming space is ideally suited for both intimate family gatherings and entertaining guests with effortless grace. Its seamless connection to the private outdoor patio extends the living area, creating an unparalleled indoor-outdoor experience that is quintessential to the desired Mediterranean lifestyle, allowing for a natural flow between interior comfort and exterior charm.

The private patio is an exceptional feature of this townhouse, thoughtfully designed for year-round enjoyment and luxurious al-fresco living. This enchanting outdoor sanctuary offers a dedicated barbecue area, perfect for hosting memorable summer cookouts, delightful brunches, or simply enjoying evenings under the stars. A thoughtfully designed covered section, complete with an elegant pergola, provides a shaded retreat, allowing for comfortable relaxation regardless of the season. Imagine starting your day with a tranquil coffee amidst fragrant flora, enjoying a leisurely lunch in the refreshing shade, or unwinding with a glass of local wine as the sun sets – this patio is an idyllic and versatile extension of your home, promising countless moments of joy and serenity.

Ascending to the upper floor, you will discover the private quarters of this splendid townhouse. The property features three well-proportioned bedrooms, each meticulously designed to offer optimal comfort, privacy, and serenity. Two of these inviting bedrooms are appointed with spacious built-in wardrobes, providing ample storage and contributing to a clutter-free and organized environment. Further enhancing the home's remarkable storage capabilities, additional fitted storage cupboards are strategically placed in the hallway, ensuring that every item has its dedicated place and maintaining the property’s impeccable

order and elegant aesthetic throughout.

For ultimate convenience and functionality, the townhouse boasts two full bathrooms, one thoughtfully situated on each floor. This intelligent distribution ensures comfort, privacy, and ease for residents and guests alike, streamlining daily routines and enhancing the overall liveability of the home. Both bathrooms are finished to a high standard, featuring contemporary fittings and fixtures, reflecting the property's commitment to quality, comfort, and timeless elegance.

A highly coveted amenity in this sought-after area, the inclusion of a private parking space offers unparalleled convenience and absolute peace of mind. This exclusive feature not only ensures the security and protection of your vehicle but also completely eliminates the common challenge of street parking, adding significant value, comfort, and a touch of luxury to your daily life within this desirable community.

This exceptional townhouse represents more than just a home; it embodies a sophisticated and fulfilling lifestyle. Its prime location in the heart of San Roque, combined with its inviting outdoor spaces, intelligent and practical layout, and meticulously maintained interiors, positions it as an outstanding opportunity in the luxury real estate market. Whether you envision it as a permanent family residence, a luxurious holiday retreat to escape to, or a shrewd investment property with strong rental potential in a consistently desirable market, this property fulfills every aspiration. It is a testament to quality living in one of Southern Spain's most enchanting and prestigious locales, offering a unique blend of heritage, nature, and modern convenience.

Do not miss the chance to experience the undeniable charm and elegance of this San Roque gem. Contact Luxury Realty today to arrange a private viewing and take the first transformative step towards owning a piece of paradise in Andalusia.

Offer subject to errors, price changes, or any other modifications without prior notice. The price does not include taxes or transfer costs. Agency fees are included.

Details

Reference	R5330647	Property Type	Terraced Townhouse
Status	Sale	Price	270,000 €
Bedrooms	3	Bathrooms	2
Build size	115 m²	Plot Size	–
Terrace	30 m²	Parking places	by request

Features

Air conditioning, Private garden, Parking