Detached Villa in San Roque Club

€2,750,000

San Roque Club, Cádiz

Bedrooms: 7 | Plot: 3628 m² | Built: 856 m² | Terrace: 166 m²









Overview

Stunning villa located in the prestigious San Roque Club urbanisation with 24-hour security. Located on the tenth hole of the "Old Course", this property offers beautiful views to the East over the "New Course" and towards the sea, as well as the mountains of Sierra Bermeja in the north-east. Built in 1999 but completely upgraded in 2005, the villa now has 7 bedrooms, 5 bathrooms and a downstairs WC. Recently installed solar panels give the villa an excellent Energy Certificate rating of A, ensuring high energy efficiency, year-round comfort and significant savings on energy costs.

The beautiful entrance hall leads to a large sunken formal lounge boasting a large fireplace and multiple seating areas. This large living room leads onto the enclosed terrace which has more comfortable seating and a large

dining area. Fitted with glass curtains, this is a perfect area for dining outside in both warm and cooler seasons. One of the many high-end features is the swimming pool complex with cascading falls and a hot tub jacuzzi.

The formal living room also has a "hidden door" which leads to 2 downstairs guest bedrooms and a shared bathroom. The kitchen features a rustic style with granite worktops, American-style fridge/freezer, newly fitted appliances and an island countertop with adjoining kitchen table. Off the kitchen is a formal dining room which leads to the large enclosed terrace/conservatory. In addition, further down the hall is the separate smaller family room which makes for a more cosy environment but still offers multiple seating areas. This villa has a lot to offer and is perfect for families and hosting guests.

Amenities

Setting: Frontline Golf

Orientation: North Facing, East Facing, South Facing, West Facing

Condition: Excellent Condition

Pool: Private Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C, Fireplace

Views: Sea Views, Mountain Views, Golf Views

Features: Covered Terrace, Fitted Wardrobes, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Jacuzzi, Barbeque, Double Glazing

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Private Garden

Security: Electric Blinds, 24 Hour Security, Safe

Parking: Garage, Multiple Parking Spaces

Utilities: Electricity, Telephone, Gas

Category: Golf, Investment, Luxury, Resale

Energy certificate

Consumption: A
Emissions: A

Contact

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