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Villa in San Roque

Reference: R5413702

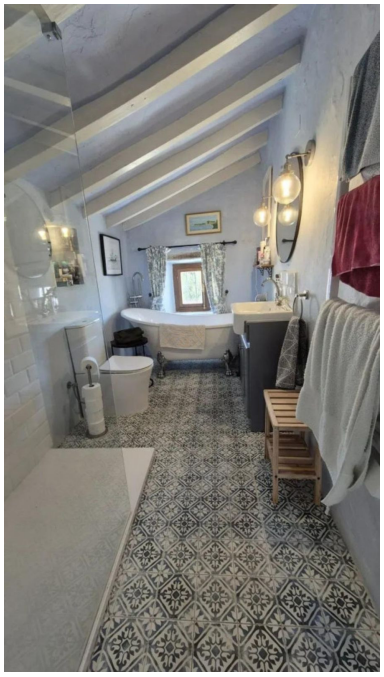


Bedrooms: 3
Bathrooms: 2
M² Build size: 160
Price: 310,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size:













Overview:

Nestled within the captivating, cobbled streets of San Roque's historic 'Casco Antiguo,' this semi-detached residence offers a rare opportunity to acquire a home where timeless charm beautifully converges with modern comfort. Presented by Luxury Realty, this property is not merely a house but a meticulously preserved piece of history, thoughtfully updated to meet the demands of contemporary sophisticated living. It stands as a testament to the enduring appeal of Southern Spain, offering a tranquil yet vibrant retreat amidst the rich culture of the Costa del Sol. For those who cherish authenticity and seek a distinctive living experience, this residence promises an unparalleled blend of heritage and contemporary luxury.

San Roque: A Jewel of Southern Spain's Golden Triangle

San Roque, a municipality steeped in rich history and aristocratic heritage, holds a unique position on the Costa del Sol. Often referred to as the 'cradle of Gibraltar,' its strategic location offers an idyllic blend of serene village life and convenient access to the region's most coveted destinations. This property places you at the very nexus of culture, leisure, and natural beauty. Imagine waking up to the gentle pace of a traditional Spanish town, yet being moments away from the world-class golf courses of Valderrama and Sotogrande, the glamorous marinas of Puerto Banús, and the pristine beaches that define the Costa del Sol. The setting is truly exceptional, balancing the intimate, community feel of a village with the practical amenities of a well-established town. You are 'Close To Shops,' 'Close To Schools,' and benefit from excellent regional 'Near Transport' links and a local 'Courtesy Bus,' ensuring all conveniences are effortlessly within reach. The proximity 'Near Church' also adds to the classic, communal atmosphere, encapsulating the true spirit of Andalusian living.

Architectural Grace & Interior Sophistication

Spanning a generous 160 m² of meticulously built space, this semi-detached house exudes an inherent character that only time can bestow. Maintained to an 'Excellent' standard, it offers a turn-key experience, blending historical integrity with sophisticated modern living. The interior layout is thoughtfully designed, providing three spacious bedrooms, including a master with a private 'Ensuite Bathroom.' A second well-appointed bathroom serves the remaining rooms. 'Fitted Wardrobes' ensure ample storage throughout, maintaining the elegant aesthetic. The 'Kitchen' is 'Fully Fitted' with quality appliances, ready to inspire culinary adventures, complemented by a dedicated 'Utility Room' for added practicality. Offered 'Part Furnished,' this residence allows for immediate occupancy while providing scope for personal touches. Year-round comfort is assured with comprehensive 'Climate Control,' featuring both 'Hot A/C' and 'Cold A/C' systems. Modern connectivity is seamless, with 'WiFi' and 'Fiber Optic' installations, supporting all your digital needs.

Idyllic Outdoor Living & Unrivalled Convenience

One of the standout features of this San Roque gem is its exceptional outdoor spaces. A sprawling 80 m² 'Private Terrace' offers an expansive area for al fresco dining, sunbathing, or simply enjoying the balmy Andalusian evenings. Its 'East' orientation ensures bright mornings and cooler afternoons. Adding to this allure is a secluded 'Private Garden,' a rare and highly sought-after amenity in an old town setting, providing a lush green escape. The 'Covered Terrace' provides additional comfort, extending the usability of your outdoor areas regardless of the weather. While nestled in the historic core, convenient 'Street Parking' is readily available. This 'Resale' property represents not just a home, but an investment in a unique lifestyle – a harmonious blend of historical charm, contemporary convenience, and an unparalleled location in one of Southern Spain's most enchanting towns.

Your Andalusian Dream Awaits

This distinguished semi-detached house in San Roque offers a unique chance to embrace the authentic spirit of Andalucía while enjoying the comforts and luxuries of modern living. It’s an ideal acquisition for discerning buyers seeking a permanent residence, a charming holiday home, or a strategic investment property in a highly desirable location on the Costa del Sol. Luxury Realty is proud to present this exceptional offering, inviting you to discover a home where every corner tells a story and every day is an invitation to experience the magic of Southern Spain. Do not miss the opportunity to own a piece of this captivating history.

Features:

Air conditioning, Heating, None, Private garden, Parking, Resale