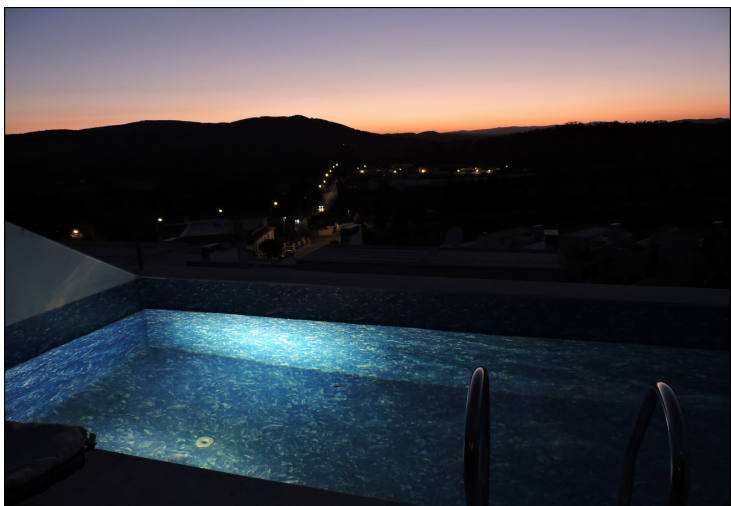


Luxury 4 bed townhouse with private pool and large garage.

Townhouse For Sale



Price: €360,000

Bedrooms: 4

Bathrooms: 4

M2 Living: 175<sup>2</sup>

M2 Plot: 275<sup>2</sup>

M2 Terrace: 50<sup>2</sup>

Address: San Enrique, Cádiz, Spain

Luxury townhouse with private pool and large garage

4 bedrooms + 4 bathrooms

3 living levels + terraces.

Ground floor - Parking for 1 to 2 cars behind powered gate, leading to Large living or bedroom with adjoining bathroom and built-in cupboard storage, storage room, large storage room (or possible 5th bedroom, but no windows) 1st floor - large terrace partially covered leading to folding patio doors to living room (with high ceiling) with fan assisted Fogo Montana wood burner - Leading to fully fitted kitchen. Leading to laundry room and under steps covered storage. Steps lead up to square garden with sprinkler system.

2nd floor - 3 x bedrooms. One bathroom caters for 2 bedrooms and master bedroom at the front of the property has en-suite. All bedrooms have "full wall" windows. - Balcony views into living room.

3rd floor (roof terrace) - Steps to terrace, Private Pool, built in seating, Sink, Bar, stunning country views.

300mbit fiber, Community fed TV

10 zone electric under-floor heating (Every room) Gardener tends to personal garden included in community fees.

Small children's play park within easy view from the house.

Gated community. All large windows have electric shutters.

Prosegur phone-connected security system installed.

Air-conditioned throughout with efficient Inverter units.

Quiet inside house with minimal neighbour noise.

Very modern design throughout. Quality building supplies used in build.

Excellent local nursery, School and businesses within walking distance.

Close to Polo fields and stables - Excellent short or long term rental possibilities. (Short term to Polo staff - VERY high weekly rates paid by Polo Pony owners)

5 minutes drive to Sotogrande port, 40 minutes walk along riverside dirt track.

Parking inside own gates plus parking spaces outside house and in main urbanisation.

