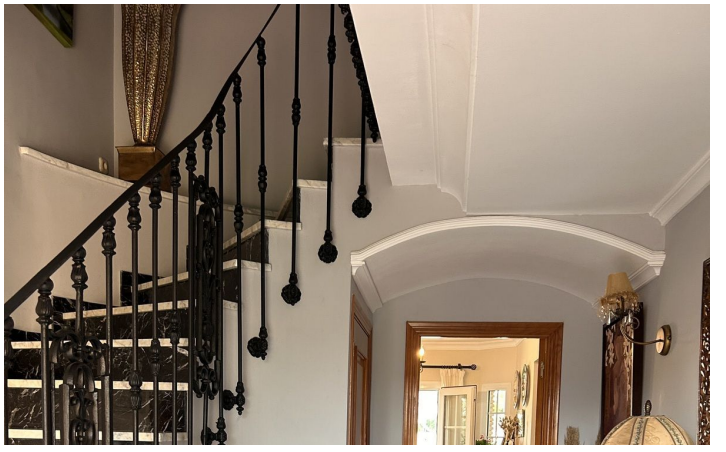


Reference: R5195470



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM





# Detached Villa in La Línea

Price € 750,000

Bedrooms	4
Bathrooms	2
Build Size	246 m <sup>2</sup>
Plot Size	1114 m <sup>2</sup>

## SETTING

- ✓ Close To Sea

## ORIENTATION

- ✓ North
- ✓ East
- ✓ South

## CONDITION

- ✓ Excellent

## CLIMATE CONTROL

- ✓ Fireplace

## VIEWS

- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Near Church
- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Basement
- ✓ Near Transport
- ✓ Utility Room
- ✓ Barbeque

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## PARKING

- ✓ Garage

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

- ✓ Holiday Homes

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## Canadian-Style Villa for Sale in\*\*\*\* Santa Margarita, La línea de la concepción\*\*\*\*

Discover this beautiful Canadian-style villa, perfect for those seeking quality of life, peace, and privacy, located in one of the most desirable areas of the Campo de Gibraltar.

Built with high-quality materials, this home offers a harmonious blend of comfort, style, and functionality throughout its spaces.

### Layout:

#### Ground Floor:

Elegant entrance hall, separate dining room, fully equipped kitchen, cozy living room with fireplace, additional guest lounge, laundry area, guest toilet, and private garage.

#### First Floor:

Four bedrooms and two bathrooms. The master suite features a walk-in wardrobe and an en-suite bathroom with both hydromassage bathtub and shower. Two double bedrooms with fitted wardrobes and a comfortable guest room complete this level.

#### Basement:

Over 100 m<sup>2</sup> of open space, offering great potential to be transformed into a gym, wine cellar, game room, or entertainment area.

#### Exterior:

The property is surrounded by a large garden with fruit trees, creating a peaceful and private atmosphere. The outdoor dining area is perfect for gatherings with family and friends.

#### Location:

Situated in Santa Margarita, one of the best residential areas of the Campo de Gibraltar, only 700 meters from the Mediterranean beach, and close to all amenities — schools, supermarkets, hospital, and more.

- La Línea de la Concepción & Gibraltar: 5 minutes
- Sotogrande: 10 minutes
- Málaga Airport: 1 hour

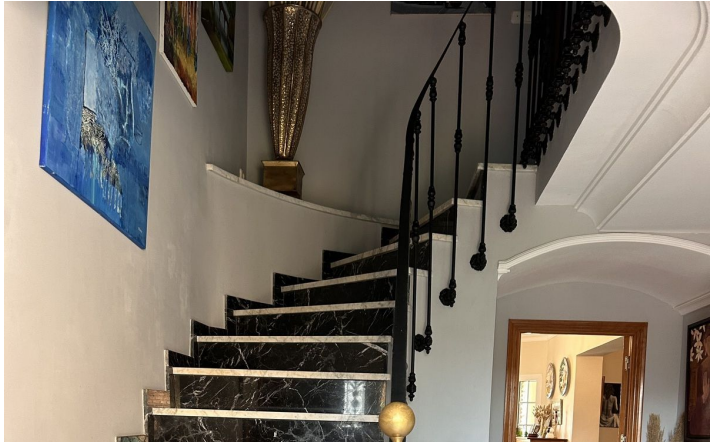
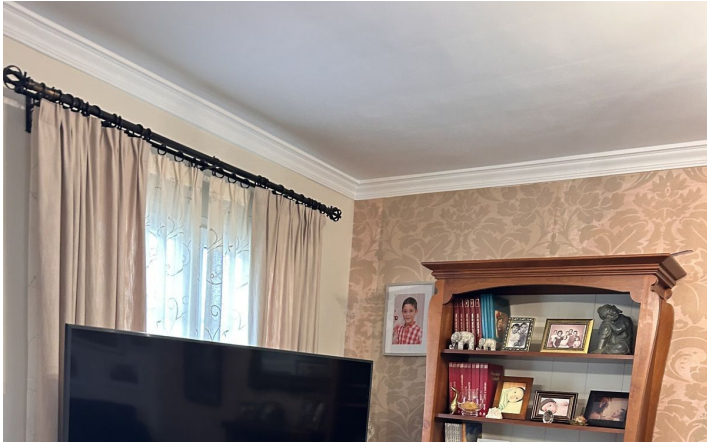
This villa is a true gem — combining tranquility, comfort, and proximity to everything you need.

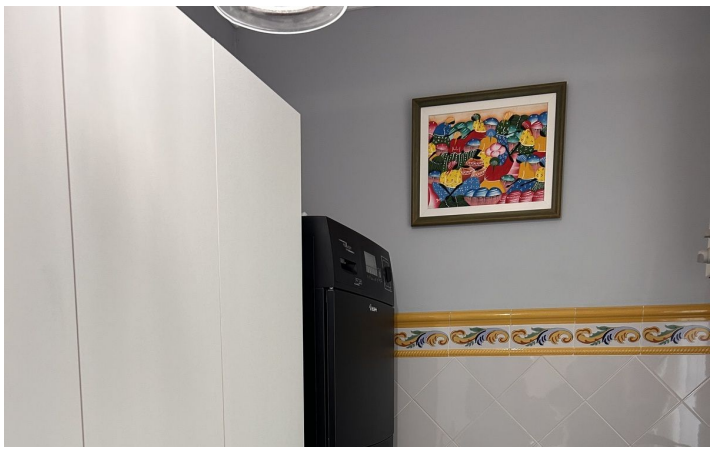
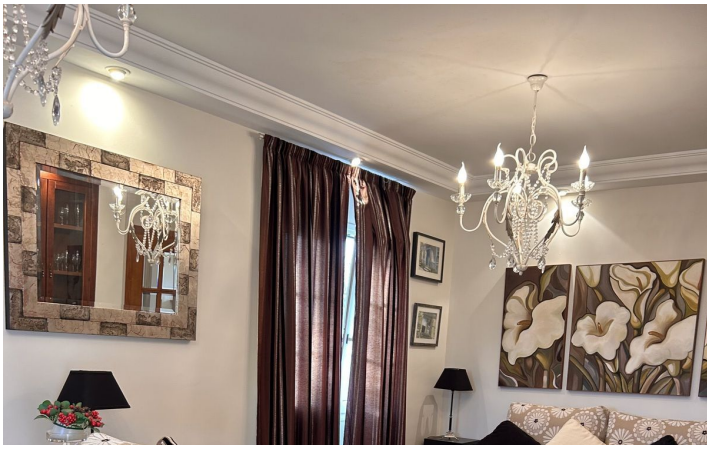
Don't miss this unique opportunity to make it your new home!

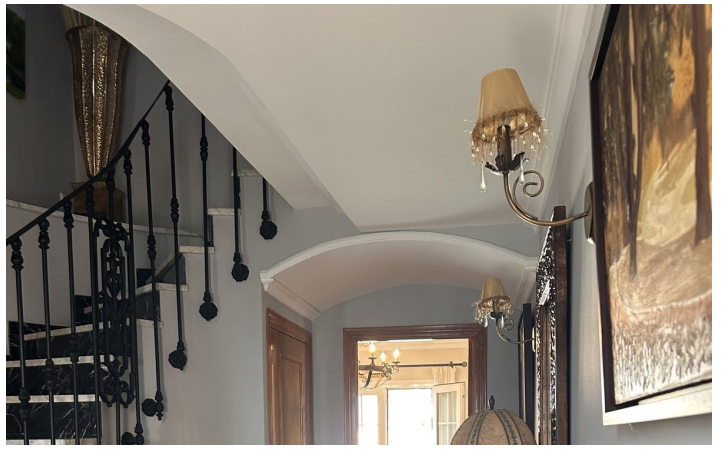
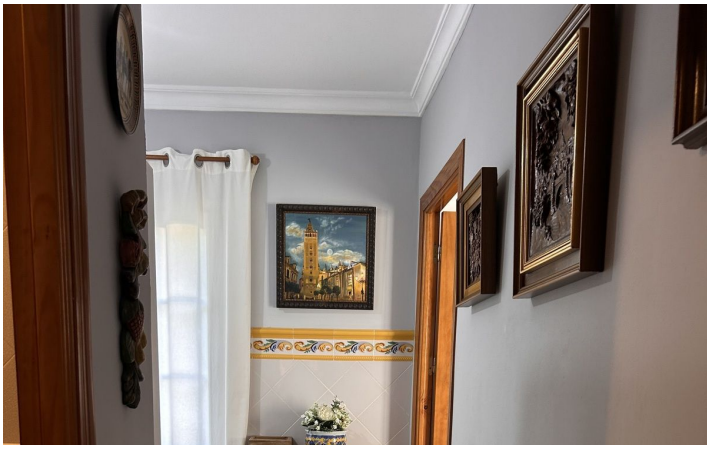
[View Property Online](#)

# GALLERY









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