



# Detached Villa in Torreguardiario

Price € 850,000

Bedrooms	6
Bathrooms	4
Build Size	416 m <sup>2</sup>
Plot Size	1666 m <sup>2</sup>

## SETTING

- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Urbanisation
- ✓ Close To Shops

## ORIENTATION

- ✓ East
- ✓ South East

## CONDITION

- ✓ Fair
- ✓ Renovation Required

## POOL

- ✓ Room For Pool

## VIEWS

- ✓ Sea
- ✓ Pool
- ✓ Mountain
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Near Transport
- ✓ Guest Apartment

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Garage
- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

## CATEGORY

✓ Bargain

✓ Holiday Homes

✓ Investment

✓ Reduced

✓ Resale

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Huge Sea View Villa, Walk to it All!

It's rare to find a sea view villa this big where you can actually walk to bars, restaurants, a secluded beach, in Torreguadiaro, at this price point.

This property is 416m<sup>2</sup> built on a 1250m<sup>2</sup> plot with 4 bedrooms in the main house, and a further 2 bedrooms in the guest apartment. The property needs refurbishment as well as a complete overhaul of the pool area, hence the price, which is more than €1500/m<sup>2</sup> under the current market average in Torreguadiaro.

If you understand Torreguadiaro, you will understand why its so unique. One of the few towns on the Costa del Sol where the A7 goes around the back, effectively making all properties ""beachside"" as only a small service road to cross to get to the beach. This is why big developers are coming to town like Acciona and Polo Hills with 2 luxury developments, hotels, as well as a shopping "Boulevard."

The town is known as the "gastronomic route" of San Roque Municipality, it has a top 10 voted beach in Mainland Spain by newspaper "El Pais", and its a community with lovely neighbours.

With Sotogrande on your doorstep, 20 mins walk to Port along beach if you want, its a rare gem of a location, but if you don't know, you don't know.

Properties of this size, with these views, and this easy access to the beach do not come to market often, with refurbishment you have a beautiful unique family home, holiday rental business, or a flip. Check out our video walkthrough to know more!

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[View Property Online](#)

# GALLERY







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