

## 6 bedroom Villa for sale in San Roque, Cádiz

1,850,000€



Located in a tranquil and private cul-de-sac in Sotogrande, this charming south-facing villa exudes character and elegance. Originally built by its owner twenty years ago, it showcases exceptional Scandinavian craftsmanship and thoughtful design. The property enjoys stunning views over the San Roque Golf Club, with glimpses of the sea from the master bedroom.

This unique villa features six bedrooms, including four primary suites, a cozy basement bedroom, and an additional slightly smaller room, catering to family and guests alike. A generous family kitchen flows seamlessly onto a terrace complete with a barbecue area, perfect for outdoor dining. The spacious interiors are enhanced by high ceilings, particularly in the living room, where a grand fireplace with an air-convection heat system adds warmth and sophistication.

Among the villa's unique highlights is a 120 m<sup>2</sup> natural cave, the only one of its kind in Sotogrande, complete with a bodega, dance floor, and bar—ideal for entertaining. Outdoor tranquility is heightened by a Japanese pond with a three-meter waterfall and an infinity saltwater pool, offering a serene, low-maintenance environment with gentle, skin-friendly water.

Thoughtfully designed with sustainability in mind, the villa includes advanced underfloor heating and a solar-powered heating system, ensuring comfort year-round while reducing environmental impact. Additional amenities include a TV family room, a basement gym, and a secondary kitchen for live-in staff.

With its blend of luxurious features, natural beauty, and eco-friendly systems, this remarkable property offers a one-of-a-kind living experience in the exclusive surroundings of Sotogrande.

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|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  6 bedrooms |  3 bathrooms |  614m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Swimming Pool                                             | <input checked="" type="checkbox"/> aire acondicionado                                          | <input checked="" type="checkbox"/> armarios empotrados                                                            |
| <input checked="" type="checkbox"/> buen estado                                               | <input checked="" type="checkbox"/> calefacción central                                         | <input checked="" type="checkbox"/> cocina amueblada                                                               |
| <input checked="" type="checkbox"/> cocina equipada                                           | <input checked="" type="checkbox"/> edificio con garaje                                         | <input checked="" type="checkbox"/> exterior                                                                       |
| <input checked="" type="checkbox"/> gimnasio                                                  | <input checked="" type="checkbox"/> jardín                                                      | <input checked="" type="checkbox"/> lavadero                                                                       |
| <input checked="" type="checkbox"/> luminoso                                                  | <input checked="" type="checkbox"/> parking                                                     | <input checked="" type="checkbox"/> piscina                                                                        |
| <input checked="" type="checkbox"/> plaza garaje incluida                                     | <input checked="" type="checkbox"/> sótano                                                      | <input checked="" type="checkbox"/> terraza                                                                        |
| <input checked="" type="checkbox"/> urbanizacion privada                                      | <input checked="" type="checkbox"/> vigilancia 24h                                              |                                                                                                                    |