



## Townhouse for sale in Pueblo Nuevo de Guadiaro, San Roque

**402,000 €**

Reference: R5171551    Bedrooms: 3    Bathrooms: 2    Build Size: 210m<sup>2</sup>





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## Costa de la Luz, Pueblo Nuevo de Guadiaro

Detached House in the Heart of Pueblo Nuevo de Guadiaro We proudly present this exceptional detached property with 210 m<sup>2</sup> built, a unique home that combines space, comfort, and a privileged location right in the centre of Pueblo Nuevo de Guadiaro. Just a short walk from restaurants, cafés, supermarkets, schools, and the local high school, it offers the perfect lifestyle where everything you need is at your doorstep. Key Features Private garage with direct access to the house 3 generous bedrooms, ideal for families and with excellent storage potential 2 full bathrooms, designed for everyday comfort Spacious living-dining room with fireplace, bright and inviting, opening onto a charming terrace Fully equipped independent kitchen with access to a laundry area and a sunny interior patio Quality Construction Originally built by a well-regarded local constructor for his own residence, this property showcases lasting quality and attention to detail. The high ceilings, large rooms, and overall structural solidity reflect the timeless character and craftsmanship rarely found in modern builds. Additional Advantages No community fees Walking distance to schools, high school, and all essential services Ample interiors with a practical and welcoming layout A home with a family essence, designed to provide comfort and well-being from the first moment A Unique Opportunity This property stands out for its unbeatable location and the quality of its construction. A true family home, ready to move into, offering space, comfort, and great value in one of the most sought-after areas of the Campo de Gibraltar.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room

### Condition

Good  
Garden  
Communal

### Utilities

Electricity

### Climate Control

Air Conditioning  
Fireplace

### Furniture

Fully Furnished

### Security

Gated Complex

### Setting

Commercial Area  
Close To Shops  
Close To Schools  
Village

### Kitchen

Fully Fitted

### Parking

Garage  
Private