



## Townhouse for sale in San Martín de Tesorillo, San Roque

350,000 €

Reference: R4349365    Bedrooms: 3    Bathrooms: 3    Build Size: 200m<sup>2</sup>





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## Costa de la Luz, San Martín de Tesorillo

Property built in what was an old rice mill from the 19th century, which once belonged to the Larios family.

It has 2 large and bright floors. On the ground floor we find a spacious living room with large windows protected by wooden shutters that give it a picturesque and cozy character. The living room, about 40 m2, has a fireplace and direct access to the garden that surrounds the house. Garden with a porch area at the front and uncovered on its entire side. Surrounded by lots of vegetation, flowers and fruit trees. On the ground floor there is also the kitchen, from which you can go out to the porch and 2 large bedrooms, one with an en-suite bathroom, as well as a toilet in the corridor.

On the first floor, which could be considered independent from the rest of the house, is the third bedroom, with almost 40 m2, with windows on three of its four walls, with views of the valley and fruit trees, the landscape is spectacular. It also has an en-suite bathroom with a bathtub and shower and a large dressing room.

The house was rehabilitated with old, high-quality materials recovered from palaces in Cádiz from the late 17th century.

The community enjoys a large swimming pool, surrounded by lush lawns and gardens.

San Martín del Tesorillo, the town where this outstanding property is located, is 9 km from Sotogrande and its beaches and is 15 minutes from the main polo fields in the area as well as its prestigious golf courses (Valderrama, La Reserva or San Roque).

The place is ideal for those looking for tranquility and rest and at the same time sports or social activities.

The international school of Sotogrande is only 15 minutes away, Gibraltar 20 minutes and Malaga, with the international airport and AVE, 1 hour away.

It also includes a parking space.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi

### Setting

Commercial Area  
Urbanisation  
Close To Shops  
Close To Schools  
Country

### Furniture

Not Furnished

### Parking

Private

### Orientation

South

### Condition

Good

### Kitchen

Partially Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Views

Panoramic  
Country  
Garden

### Pool

Communal

### Garden

Private  
Easy Maintenance