



# Vrijstaande Villa te koop in San Martín de Tesorillo, San Roque

315.000 €

Referentie: R5356915 Slaapkamers: 5 Badkamers: 2 Plotgrootte: 11.700m<sup>2</sup> Perceelgrootte: 270m<sup>2</sup>





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## Costa de la Luz, San Martín de Tesorillo

A rustic agricultural property of approximately 11,000 m<sup>2</sup> is for sale, located on the main road in the municipality of San Martín del Tesorillo, just 1.4 km from the Dos Lunas polo field and 12 minutes from the Sotogrande Marina.

The property includes a 270 m<sup>2</sup> house under construction, distributed over three floors, offering the buyer the possibility of choosing the finishes and customizing the project to their liking.

The property has electricity, its own well water, and water from the irrigation association. It also features a new, fully operational orange grove for juice, ideal for agricultural use or as a rural investment.

House layout:

- Ground floor: private garage currently used as an agricultural storage area (tractor and machinery).
- First floor: main entrance, kitchen, living-dining room, bathroom, two bedrooms with built-in wardrobes, and a terrace.
- Second floor: three bedrooms and a full bathroom.

The property combines a privileged natural setting with excellent access and multiple possibilities for both residential and agricultural use.



## Kenmerken:

### Extra's

Privé Terras

### Huidige Staat

Renovatie nodig

### Beveiliging

Omheind complex

### Uitzicht

Mountain Bekeken

Country Bekeken

Garden Views

### Meubilering

Ongemeubileerd

### Parkeergelegenheid

private Parking

### Ligging

Dichtbij stad

Dichtbij scholen

Landelijk

### Tuin

private Garden

### Voorzieningen

Elektriciteit

Drinkwater