



## Detached Villa for sale in La Línea de la Concepción, Campo de Gibraltar

750,000 €

Reference: R5195470 Bedrooms: 4 Bathrooms: 2 Plot Size: 868m<sup>2</sup> Build Size: 246m<sup>2</sup>







## Costa de la Luz, La Línea de la Concepción

Canadian-Style Villa for Sale in\*\*\*\* Santa Margarita, La línea de la concepción\*\*\*\* Discover this beautiful Canadian-style villa, perfect for those seeking quality of life, peace, and privacy, located in one of the most desirable areas of the Campo de Gibraltar. Built with high-quality materials, this home offers a harmonious blend of comfort, style, and functionality throughout its spaces. Layout: Ground Floor: Elegant entrance hall, separate dining room, fully equipped kitchen, cozy living room with fireplace, additional guest lounge, laundry area, guest toilet, and private garage. First Floor: Four bedrooms and two bathrooms. The master suite features a walk-in wardrobe and an en-suite bathroom with both hydromassage bathtub and shower. Two double bedrooms with fitted wardrobes and a comfortable guest room complete this level. Basement: Over 100 m<sup>2</sup> of open space, offering great potential to be transformed into a gym, wine cellar, game room, or entertainment area. Exterior: The property is surrounded by a large garden with fruit trees, creating a peaceful and private atmosphere. The outdoor dining area is perfect for gatherings with family and friends. Location: Situated in Santa Margarita, one of the best residential areas of the Campo de Gibraltar, only 700 meters from the Mediterranean beach, and close to all amenities — schools, supermarkets, hospital, and more. • La Línea de la Concepción & Gibraltar: 5 minutes • Sotogrande: 10 minutes • Málaga Airport: 1 hour This villa is a true gem — combining tranquility, comfort, and proximity to everything you need. Don't miss this unique opportunity to make it your new home!



## Features:

### Features

Covered Terrace  
Near Transport  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Utility Room  
Barbeque  
Near Church  
Basement

### Views

Garden

### Furniture

Optional

### Parking

Garage

### Orientation

North  
East  
South

### Climate Control

Fireplace

### Setting

Close To Sea

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone

### Condition

Excellent

### Garden

Private

### Category

Holiday Homes