



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

320,000 €

Reference: R5229343 Bedrooms: 4 Bathrooms: 2 Build Size: 266m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa de la Luz, San Martín de Tesorillo

Discover this spacious family townhouse in the tranquil village of San Martín del Tesorillo, a hidden gem in Cádiz province on the Costa del Sol—renowned for its peaceful Andalusian charm, lush countryside, and proximity to stunning beaches and golf courses. Nestled between the vibrant towns of Estepona and Sotogrande, this location offers the perfect balance of rural serenity and convenience: just a short drive from pristine sands like Playa de Sabinillas (10-15 minutes), world-class golf at Finca Cortesín or Doña Julia, supermarkets, schools, and restaurants. With easy A-7 access to Marbella's glamour or Gibraltar's unique blend of cultures, embrace over 300 sunny days a year in this expat-friendly area, ideal for families seeking a relaxed lifestyle amid natural beauty and historic sites like nearby Roman ruins. Spanning two levels across 266 m<sup>2</sup> of built space, this independent second-hand property in excellent condition boasts a practical and inviting layout designed for comfortable family living. The ground floor features two versatile living rooms, a fully equipped kitchen, a private patio, a garage, a large utility room, another patio, and a bathroom—providing ample space for daily routines and storage. Upstairs, discover four generous bedrooms, a cosy small living room, a bathroom, and a rooftop terrace with a dedicated laundry area—perfect for enjoying fresh air and potential outdoor enhancements. Additional highlights include fitted wardrobes, air conditioning throughout, and thoughtful touches for modern comfort. This well-maintained home is ready to welcome its new owners, offering endless possibilities in a growing area with strong property appreciation. Whether as a permanent residence or holiday retreat, seize this opportunity in San Martín del Tesorillo—contact us today to arrange a viewing.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Utility Room  
Near Church

### Views

Urban  
Street

### Furniture

Fully Furnished

### Parking

Garage  
Private  
Covered

### Orientation

South

### Setting

Commercial Area  
Close To Shops  
Close To Town  
Close To Schools  
Village  
Close To Forest

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Condition

Good

### Garden

Private