



## Sotogrande Costa Spain

R159-03140

1,265,000€ / 4,800€ pcm

Currency conversions are approximated and may vary.

Homely and well laid out villa enjoying total privacy, located at the end of a manicured driveway. Constructed in 2004, this 437 m2 built property sits on a plot of 1376 m2.

Off the entrance hallway are two of the downstairs bedrooms (one en-suite), a guest bathroom, the large double height living room, and the staircase to the upper floor. The living room enjoys light from both the east and west, has a high ceiling and open fireplace. The dining room and a family room are located off the living room. A third bedroom and bathroom, and the very practical fully fitted kitchen is located beyond the family room. The master bedroom with its bathroom are on the upper level. In addition a further room is located upstairs (currently used as a office/gym), but could also be a bedroom or nursery. A large covered terrace feeds to the front of the house and is designed for easy comfortable living, with a BBQ area, and swimming pool just beyond.

### About the Zone

Sotogrande Costa is the most desired part of sotogrande. It is the one close to the port, the beach and the Santamaria Polo club. Also here you find both tennis clubs and one of the golf courses as well as the most iconic road of sotogrande called "avenida del parque" where all the palm trees are on each side. This part of sotogrande apart from having many big villas also has all the luxurious ...

### Property Features:

Bedrooms:	5
Bathrooms:	4
Garage:	Private Parking
ECP:	D
Heating:	Yes
Air Conditioning:	Yes
Swimming Pool:	Yes
M <sup>2</sup> Built:	437m <sup>2</sup>
M <sup>2</sup> Plot:	1376m <sup>2</sup>