



## Sotogrande Costa Spain

1342

2,200,000€

Currency conversions are approximated and may vary.

**Right on the beachfront of Sotogrande, this elegant semi-detached home offers an unbeatable setting with stunning sea views.**

With direct access to the beach through its private garden and just a short walk from the golf club and the Sotogrande Racquet Center, this property perfectly combines comfort, privacy, and a privileged coastal lifestyle.

The house has a total built area of 345 m<sup>2</sup>, set on a plot with 214 m<sup>2</sup> of private garden. It is in excellent condition and stands out for its brightness, thanks to its dual orientation, and the generous size of both indoor and outdoor spaces.

The main floor features a charming entrance patio that leads into a spacious living room with several connected areas, opening onto a large covered porch and the private garden, which provides direct access to a private path leading to the beach. A slightly elevated dining area adds character to the space, while the fully equipped kitchen includes a semi-outdoor laundry area. This level also includes a guest bedroom with en-suite bathroom, a guest toilet, and access to a garage with space for two cars and a storage room.

On the upper floor, there are three ...

### About the Zone

Sotogrande Costa o Bajo es la zona más antigua, que se encuentra del lado costero, la más cercana al mar, y por tanto la más deseada por los visitantes en verano. La gran Avenida circular Paseo del Parque, une las áreas residenciales de espectaculares mansiones con la playa, el campo de golf Real Sotogrande y, a través de un puente sobre el río Guadiaro, con el puerto deportivo y la zona de...

### Property Features:

|                       |                   |
|-----------------------|-------------------|
| Bedrooms:             | 4                 |
| Bathrooms:            | 4                 |
| Garage:               | Private Parking   |
| ECP:                  | D                 |
| Heating:              | No                |
| Air Conditioning:     | Yes               |
| Swimming Pool:        | Yes               |
| M <sup>2</sup> Built: | 345m <sup>2</sup> |
| M <sup>2</sup> Plot:  | 214m <sup>2</sup> |