



## Pueblo nuevo de Guadiaro Spain

R159-03370

**POA**

Currency conversions are approximated and may vary.

Located on a hill in Pueblo Nuevo de Guadiaro, this elegant residence offers panoramic south-facing views and an unbeatable location, just minutes from all essential services. Its construction stands out for the high-quality materials, excellent maintenance, and a design that perfectly blends comfort and style.

Upon arrival, you are welcomed by a charming courtyard with a fountain, alongside a spacious garage with capacity for two cars, as well as a laundry room and storage space. On the ground floor, the property features a guest toilet, a large fully equipped kitchen, and a bright living room with a fireplace, which opens onto a cozy porch overlooking the garden.

The outdoor area is a true oasis, boasting a private swimming pool, landscaped gardens, and a barbecue area with an outdoor kitchen, perfect for entertaining and relaxation. The house comprises five bedrooms, four bathrooms, and a west-facing terrace, ideal for enjoying spectacular sunsets.

For added comfort, the entire home is equipped with central heating via radiators. The location is exceptional, with supermarkets, a gym, banks, schools, and a golf club all within easy reach. This is a unique ...

### About the Zone

Pueblo nuevo es un pequeño pueblo blanco ubicado a solo 1 minuto de Sotogrande y Guadiaro. Aquí se puede disfrutar de la cultura típica española, pero aún así beneficiarse de las comodidades y los lujos de estar cerca de Sotogrande. Tiene una población de solo 2000 personas, por lo que es muy tranquilo y acogedor para todos los recién llegados. Puede encontrar muchas tiendas, bares , ...

### Property Features:

Bedrooms:	<b>5</b>
Bathrooms:	<b>4</b>
Garage:	<b>Private Parking</b>
ECP:	<b>D</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>297m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>500m<sup>2</sup></b>