



## Sotogrande Alto Spain

R159-02469

**2,195,000€ / 10,000€ pcm**

Currency conversions are approximated and may vary.

Comfortable family home located on an elevated plot with good orientation and beautiful gardens.

The ground floor comprises a Master bedroom complete with two bathrooms, a dressing area and a further two bedrooms with a shared bathroom. The open plan, dining, bar, fully fitted kitchen and breakfast area have direct access to a glazed patio suitable for all weather conditions. The formal living area with double volume ceiling includes an entresol level with a sitting area with a separate en suite guest bedroom. Features include an outdoor swimming pool, a double garage with an internal lift leading to the kitchen, a second garage/workshop and a large enclosed area that could be converted into an independent apartment, a centred vacuum-cleaning system, air-conditioning and central heating.

### About the Zone

Sotogrande Alto se denomina al área que se encuentra del lado de la montaña, por esta razón es una zona de subidas y bajadas, de desniveles y hermosas vistas. Rodeada de campos de golf como el prestigioso Valderrama y el Campo de Almenara con su famoso Hotel. Es una zona muy consolidada y con villas de grandes superficies, muchas de ellas con espectaculares vistas, también tiene áreas con...

### Property Features:

|                       |                          |
|-----------------------|--------------------------|
| Bedrooms:             | <b>5</b>                 |
| Bathrooms:            | <b>5</b>                 |
| Garage:               | <b>Parking</b>           |
| Heating:              | <b>Yes</b>               |
| Air Conditioning:     | <b>Yes</b>               |
| Swimming Pool:        | <b>Yes</b>               |
| M <sup>2</sup> Built: | <b>685m<sup>2</sup></b>  |
| M <sup>2</sup> Plot:  | <b>1200m<sup>2</sup></b> |