



## Sotogrande Alto Spain

30

**1,250,000€**

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Currency conversions are approximated and may vary.

Charming villa in the Valderrama area of Sotogrande Alto with southwest orientation.

Located in a prime position near Sotogrande's main security entrance and just minutes from the prestigious Valderrama Golf Club, this elegant villa perfectly combines privacy and comfort.

Originally built with a classic design, the property has been beautifully renovated, transforming it into a charming four-bedroom, three-bathroom residence. Surrounded by a lush, mature garden, the home offers a peaceful retreat with a private, secluded swimming pool. Additionally, it features heating and an efficient solar energy system with backup, ensuring a sustainable and comfortable living environment year-round.

Upon entering, a welcoming foyer leads to different areas of the house. On one side, a spacious and bright living room opens through large windows, allowing natural light to flood the space and providing relaxing views of the outdoors. On the other side, a cozy and intimate dining room overlooks the garden and pool area, creating the perfect setting for family gatherings or dinners with friends.

The master bedroom is located in a separate section of the house, spread ...

### 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>4</b>                 |
| Bathrooms:            | <b>3</b>                 |
| ECP:                  | <b>C</b>                 |
| Heating:              | <b>Yes</b>               |
| Air Conditioning:     | <b>Yes</b>               |
| Swimming Pool:        | <b>Yes</b>               |
| M <sup>2</sup> Built: | <b>350m<sup>2</sup></b>  |
| M <sup>2</sup> Plot:  | <b>2106m<sup>2</sup></b> |

