



## Sotogrande Alto Spain

0606

POA

-  
Currency conversions are approximated and may vary.

### A single-storey villa with unobstructed views and a mature garden in Sotogrande Alto.

Rent prices available on enquiry.

This immaculate four-bedroom villa stands out for its elevated position in Sotogrande Alto, offering unobstructed views of the countryside. The property is laid out entirely on a single level, featuring a functional design that includes a fully fitted kitchen, a separate utility room and a spacious living room with a fireplace that opens directly onto the terraces and garden.

The sleeping area comprises four bedrooms, three of which have direct access to the outside, including two with en-suite bathrooms. The grounds feature a mature garden ensuring complete privacy for the private swimming pool, as well as a garage and outdoor parking space for up to five vehicles. It is an ideal property for those seeking comfort, space and tranquillity in an exclusive setting.

Community fees: €608 / year.

Property tax (IBI): €1,000 / year.

Rubbish collection: €300 / year.

"The sale price does not include taxes (ITP/VAT), notary and registration fees, or agency fees. The price is ...

### About the Zone



# LANDCASTER

SOTOGRADE REAL ESTATE

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...



+34 956 79 65 00



## Property Features:



---

Bedrooms:	4
Bathrooms:	3
Garage:	Private Parking
ECP:	D
Heating:	Yes
Air Conditioning:	Yes
Swimming Pool:	Yes
M <sup>2</sup> Built:	395m <sup>2</sup>
M <sup>2</sup> Plot:	1025m <sup>2</sup>



LANDCASTER  
SOTOGRADE REAL ESTATE

Galerías Paniagua, locales 8, 9 y 10  
Sotogrande 11310  
Cádiz, Spain

Email: [sotogrande@landcaster.es](mailto:sotogrande@landcaster.es)  
Tel: (+34) 956 79 65 00  
Fax: (+34) 956 79 54 00