



## Sotogrande Alto Spain

0906

**2,950,000€**

Currency conversions are approximated and may vary.

Luxury villa for sale and rent in Sotogrande, Andalusia, Spain.

This charming property designed specifically for the seller is located in Los Altos de Valderrama, one of the most exclusive areas of Sotogrande. Nestled among large, delicious, mature gardens that enjoy magnificent panoramic views, this villa offers spacious families providing a relaxed, quiet and private environment. Typical of the region of the house is accessed through a beautiful patio, which leads to a large informal kitchen / dining room, dining room and living room with access to several terraces. Located on the first floor are the master bedrooms and three suites, each with a private terrace. There is also an additional reception room that is currently used as a family television room. A separate storage room located on the opposite side of the patio could easily be converted into another bedroom or reception. The property is equipped with a security system and air conditioning.

IBI: € 3076 / year

Community Community: € 467/ month

Garbage Collection Garbage: € 600 / year

### 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>6</b>                 |
| Garage:               | <b>Private Parking</b>   |
| ECP:                  | <b>E</b>                 |
| Heating:              | <b>Yes</b>               |
| Air Conditioning:     | <b>Yes</b>               |
| Swimming Pool:        | <b>Yes</b>               |
| M <sup>2</sup> Built: | <b>800m<sup>2</sup></b>  |
| M <sup>2</sup> Plot:  | <b>4400m<sup>2</sup></b> |