



## 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 ...

### 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>

### About the Zone

Sotogrande alto is where the most exclusive and biggest villas of sotogrande are located. The houses on this area are for those who enjoy calmness and privacy from their big homes. Also you are on the top part of Sotogrande and many houses can enjoy a beautiful view to the sea. Also in sotogrande alto there is the Valderrama golf course, which is where the Andalusia championship is held each year...