



## Sotogrande Alto Spain

0619

**1,225,000€**

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Currency conversions are approximated and may vary.

Villa for sale in Sotogrande,

A really lovely villa in beautiful gardens with a large sun terrace around the pool, beautiful south facing and fabulous views of golf and the sea. In impeccable condition the villa offers an entrance hall with stairs that lead to a medium level of the living / dining room with wooden beams and vaulted ceilings, fireplace and doors that lead to a covered porch with glass curtains making a summer dining room and ideal winter, which opens out onto a more shaded pergola. There is a fabulous new kitchen that also leads to the terrace, 2 double bedrooms with bathroom and a laundry room. From the hallway, the stairs lead back to a medium level, on the one hand, leading to a large study room / fourth bedroom with an impressive vaulted ceiling, with a shower room and on the other side of a beautiful master bedroom, dressing room, bathroom and terrace. Gas central heating and accessed externally is a large workshop / storage room and a garage

Community fees: € 624 / year

Ibi: € 998 / year

Garbage: € 300 / year

### About the Zone



# LANDCASTER

SOTOGRADE REAL ESTATE



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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...

## Property Features:

Bedrooms:	4
Bathrooms:	4
Garage:	Private Parking
ECP:	D
Heating:	Yes
Air Conditioning:	Yes
Swimming Pool:	Yes
M <sup>2</sup> Built:	280m <sup>2</sup>
M <sup>2</sup> Plot:	1045m <sup>2</sup>



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