



## Detached Villa for sale in Sotogrande Alto, Sotogrande

1,700,000 €

Reference: R3306496 Bedrooms: 4 Bathrooms: 4 Plot Size: 3,090m<sup>2</sup> Build Size: 358m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa de la Luz, Sotogrande Alto

Attractive and charming 4-bedroom Spanish-style villa, designed and built for the current owner/occupier to Northern European standards

Plot size 3,090 m<sup>2</sup>.

House built 385m<sup>2</sup>

Building completed in October 2002

Property details:

4 bedrooms, large living room.

4 bathrooms.

1 Dressing room attached to the master bedroom.

Large storage room of approximately 12 m<sup>2</sup>. Terrace of approximately 30 m<sup>2</sup>, with access from the living room and hall and is closed with glass curtains.

Attached double garage with a 30m<sup>2</sup> long drive to the front door. Additional parking space next to the garage and NO street parking is necessary.

Pool of 12 x 5 m and depth 120 x 210 cm.

The villa has 2 gas boilers for underfloor heating, hot water and the kitchen is both gas and electric.

All bathrooms have independent underfloor heating, electric heating.

All exterior walls and roof of the villa are insulated and double glazed.

All the main parts of the villa and the large, well-kept garden are oriented to the south and the pool is exposed to the sun all day.

The patio of approximately 140 m<sup>2</sup> is surrounded by 50% by the villa, 25% by plants/trees and 25% by the pool.

The current quarterly community charge is €479.74

Annual IBI, €2,259.89

Detached Villa, Sotogrande Alto, Costa del Sol.

4 Bedrooms, 4 Bathrooms, Built 255 m<sup>2</sup>, Terrace 130 m<sup>2</sup>, Garden/Plot 3090 m<sup>2</sup>.

Setting : Commercial Area, Close To Port, Close To Sea, Close To Town, Close To Schools, Close To Forest, Urbanisation.

Orientation : South.

Condition : Excellent.

Pool : Private.

Climate Control : Fireplace.

Views : Mountain, Country, Panoramic, Pool.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Gym, Storage Room, Utility Room, Barbeque, Double Glazing.

Kitchen : Fully Fitted.

Security : Alarm System.

Parking : Garage.

Utilities : Electricity, Drinkable Water.

Category : Golf, Luxury.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Gym  
Utility Room  
Barbeque

### Views

Mountain  
Panoramic  
Country  
Pool

### Pool

Private Pool

### Parking

Garage

### Orientation

South

### Setting

Commercial Area  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Close To Forest

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Climate Control

Fireplace

### Condition

Excellent

### Security

Alarm System

### Category

Golf  
Luxury