



## Detached Villa for sale in Sotogrande Alto, Sotogrande

**1.700.000 €**

Referentie: R3306496 Slaapkamers: 4 Badkamers: 4 Plotgrootte: 3.090m<sup>2</sup> Perceelgrootte: 358m<sup>2</sup> Terras: 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 m2. House built 385m2 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 m2. Terrace of approximately 30 m2, with access from the living room and hall and is closed with glass curtains. Attached double garage with a 30m2 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 m2 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.



## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdkt terras	zuiden	Open haard
Privé Terras		
Berding		
Dubbele beglazing		
Inbouwkasten		
Sportschool		
Bijkeuken		
Barbecue		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Mountain Bekijken	Commerciele omgeving	Uitstekende conditie
Weids	Dichtbij haven	
Country Bekijken	Urbanisatie	
Pool Bekijken	Dichtbij zee	
	Dichtbij stad	
	Dichtbij scholen	
	Dichtbij bos	
<b>Zwembad</b>	<b>Keuken</b>	<b>Beveiliging</b>
private Pool	Volledig ingerichte keuken	Alarmsysteem
<b>Parkeergelegenheid</b>	<b>Voorzieningen</b>	<b>Categorie</b>
garage	Elektriciteit	Golf
	Drinkwater	Luxe