



## 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 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.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Dubbele beglazing  
Inbouwkasten  
Sportschool  
Bijkeuken  
Barbecue

### Uitzicht

Mountain Bekeken  
Weids  
Country Bekeken  
Pool Bekeken

### Zwembad

private Pool

### Parkeergelegenheid

garage

### Zonorientatie

zuiden

### Ligging

Commerciele omgeving  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dichtbij stad  
Dichtbij scholen  
Dichtbij bos

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater

### Klimaatbeheersing

Open haard

### Huidige Staat

Uitstekende conditie

### Beveiliging

Alarmsysteem

### Categorie

Golf  
Luxe