



## Halvfack till salu i Sotogrande, Sotogrande

645 000 €

Referens: R5034751   Sovrum: 2   Badrum: 3   Komplott: 334m<sup>2</sup>   Bygga: 193m<sup>2</sup>





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## Costa de la Luz, Sotogrande

This large 2 bedroom, 2 1/2 bathroom semi-detached house with sea views in the exclusive Los Cortijos de la Reserva offers something truly unique - almost 200m<sup>2</sup> of space with a huge wrap around garden of 334m<sup>2</sup>. The garden has sun from first thing in the morning to late afternoon. What is more, this property was originally earmarked to be a 4 bed when being developed before coming to fruition as a very large 2 bedroom with a large rectangular living area full of light, leading to a lovely covered terrace, as well as great size fully equipped close kitchen with utility area. Each bedroom is large with an en-suite with wonderful Andalusian charm through the window box, terracotta flooring, panelling on the cabinetry, and shutters. The master has a charming balcony to look out to sea with your morning coffee. This is also a modern home with underfloor heating throughout, hot and cold A/C, high end appliances in the kitchen. The property currently has the Andalusia Tourist license, like its 3 bedroom property sister next door, and runs successfully due to the fantastic location inside La Reserva, walking distance to the Beach Club, Racket Centre, and Golf Club. The community has a pool and a guard hut so is very safe and secure. This property is ideal for a couple downsizing, small family, and those that have dogs, as the garden can be closed so long as a gate allows the communal gardener to enter - the community fees include all garden maintenance. If you did want a pure investment, note the block with both the 2 Bed and 3 Bed can be bought as a company. A great investment to generate rental income in a market that keeps rising as Sotogrande is no longer the Costa del Sol's best kept secret - customers from all over the world are gravitating here. Please note: La Reserva Sotogrande is an exclusive enclave, and with the community costs comes a contribution to "Sotogrande Parks" Macrocommunity, this is an additional €100/month (€520 + €570 First Half / Second Half of year)



## Funktioner:

### Drag

Täckt terrass  
Privat terrass  
Satellit -tv  
Badrum  
Marmorgolv  
Monterade garderober  
Solarium  
Wifi  
Förråd  
Domotik  
Fiberoptisk  
Tillgång för personer med minskad rörlighet

### Åsikter

Hav  
Fjäll  
Panorama  
Trädgård  
Golf  
Slå samman  
Gemensam  
Barnpool  
Trädgård  
Privat

### Kategori

Fritidshus  
Investering  
Golf  
Lyx  
Återförsäljning

### Orientering

Österut  
Söder  
Väst  
Sydöst

### Miljö

Nära golf  
Urbanisering  
Nära skolor

### Möbler

Frivillig

### Parkering

Privat  
Täckt  
Mer än en

### Klimatkontroll

Luftkonditionering  
U/f uppvärmning

### Skick

Excellent

### Kök

Fullmonterad

### Verktyg

Elektricitet  
Dricksvatten  
Telefon