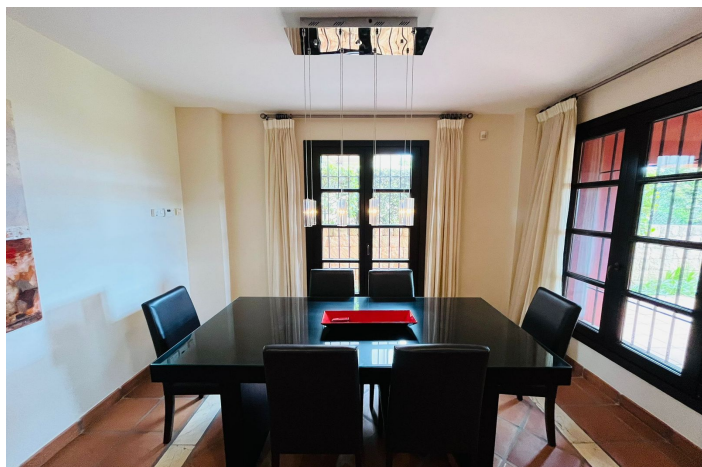




## Maison semi-défectée à vendre à Sotogrande, Sotogrande

695 000 €

Référence: R5037103    Chambres: 3    Bain: 3    Terrain: 270m<sup>2</sup>    Construite: 205m<sup>2</sup>





## Costa de la Luz, Sotogrande

This large 3 bedroom, 3 1/2 bathroom semi-detached sea view house in the exclusive Los Cortijos de la Reserva offers something truly unique - almost 205m<sup>2</sup> of space with a large rectangular garden of 270m<sup>2</sup>. It is also rare to find a 3 bedroom at this price point inside Sotogrande. The property is set over 3 floors with the living area, leading to a lovely covered terrace, as well as great size fully equipped close kitchen with utility area on the ground floor. On the first floor are 2 huge bedrooms with en-suite. The master has a charming balcony to look out to sea. The top floor has another huge bedroom with 2 balconies - one for morning sun, and the other for afternoon sun. With the wonderful Andalusian charm through the the tiling, to terracotta flooring, to panelling on the cabinetry, and shutters, this is not a "newly built white box" we see so often these days. However it is a modern home through functionality 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 2 bedroom property sister next door, is running 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 family moving to the area particularly 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. It also a great holiday home or investment. If you did want a pure investment, 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 that this property is situated in the Exclusive Enclave of La Reserva, Sotogrande, and as such a macro community fee is applied. This is approximately €97/month (€581 paid twice yearly)





## Spécification:

### Caractéristiques

Terrasse couverte  
Terrasse privée  
Télévision par satellite  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Solarium  
Wifi  
Buanderie  
Domotique

### Vues

Mer  
Montagne  
Panoramique  
Jardin  
Golf

### Piscine

Communautaire  
Piscine pour enfants

### Jardin

Private

### Services publics

Électricité  
Eau potable  
Téléphone

### Orientation

Est  
Sud  
Ouest  
Sud-Est

### Paramètre

Près du golf  
Urbanisation  
Près des écoles

### Meubles

Optional

### Sécurité

Complexe fermé  
Téléphone d'entrée

### Catégorie

Maisons de vacances  
Investissement  
Golf  
Luxe  
Revente

### Climatisation

Climatisation  
Chauffage U / F

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Private  
Covered  
Plus d'un